



**DOWBUSZ**  
P R O P E R T Y

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# *Benefits of Property Investment*

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Passive Income



Growth Potential



Stability



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*ARE YOU READY FOR PROPERTY  
INVESTMENT?*

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*SINGLE LET PROJECT*

*3 BED TERRACE*

Manchester - Leigh

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# Details

Building type.....3 bed terrace house

Construction Type.....Standard

Tenure.....230yrs Leasehold

£98 p/m ground rent and service charge

Heating Type.....Gas

Reason of Sale.....No reason

Occupier.....Empty

Refurbishment.....Minor



# Numbers

Purchase Price	£120 000
Refurbishment	£9 000
Stamp Duty (5%)	£6 000
Legal fees	£3 000
Done Up Value (DUV)	£155 000
Final Rent	£900
ROE	~22%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	£49 000
Sourcing Fee	£4 200
Property Management Fee	£3 000

\*The Property Management fee is a separate charge for the service specified in the Property Management Agreement and is not included as part of the renovation costs.

\*The renovation amount stated in the proposal deal is an estimated figure, which may be subject to change based on a full assessment conducted prior to the commencement of the renovation.

# ***Refurb***

- **Painting**
- **Laminate ground floor**
- **Splash-back tiles**
- **Kitchen front doors replacement**
- **Bathroom -Replacement of grout and silicone**
- **Certificates**
- **Skip hire**

# **3 BedTerrace**

## **PP £120,000**

**Leigh is a town in Greater Manchester, England, on low-lying land northwest of Chat Moss. Within the boundaries of the historic county of Lancashire, Leigh was originally the centre of a large ecclesiastical parish covering six vills or townships.**

**Leigh is famous for its rich industrial heritage; especially the booming silk and cotton industries of the 20th century. The red brick mills scattered around the town bear testament to this past.**





# *Location*



# Bus / Train

Hag Fold Rail Station

2.53 MILES

Walking Time

50.7 MINUTES

Atherton Rail Station

2.55 MILES

Walking Time

51.1 MINUTES

Daisy Hill Rail Station

2.77 MILES

Walking Time

55.4 MINUTES

Hindley Rail Station

3.81 MILES

Walking Time

76.2 MINUTES

Westhoughton Rail Station

3.87 MILES

Walking Time

77.5 MINUTES

The Avenue

0.05 MILES

Walking Time

1 MINUTES

Holden Road

0.07 MILES

Walking Time

1.4 MINUTES

Leigh Road

0.09 MILES

Walking Time

1.7 MINUTES

Chadwick Street

0.16 MILES

Walking Time

3.1 MINUTES

Leigh Town Hall

0.17 MILES

Walking Time

3.5 MINUTES

# Schools

## NEAREST SCHOOLS ⓘ

- |   |  |           |
|---|--|-----------|
|    | <b>Leigh CofE Primary School</b><br>State School   Ofsted: Good                                  | 0.1 miles |
|    | <b>Sacred Heart Catholic Primary School Leigh</b><br>State School   Ofsted: Requires improvement | 0.2 miles |
|  | <b>Leigh Central Primary School</b><br>State School   Ofsted: Good                               | 0.2 miles |
|  | <b>Leigh St Mary's CofE Primary School</b><br>State School   Ofsted: Good                        | 0.2 miles |

# Housing

## Housing Tenure

Owned Outright	32
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Owned with Mortgage	40
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Shared Ownership	0
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Rented: From Council	0
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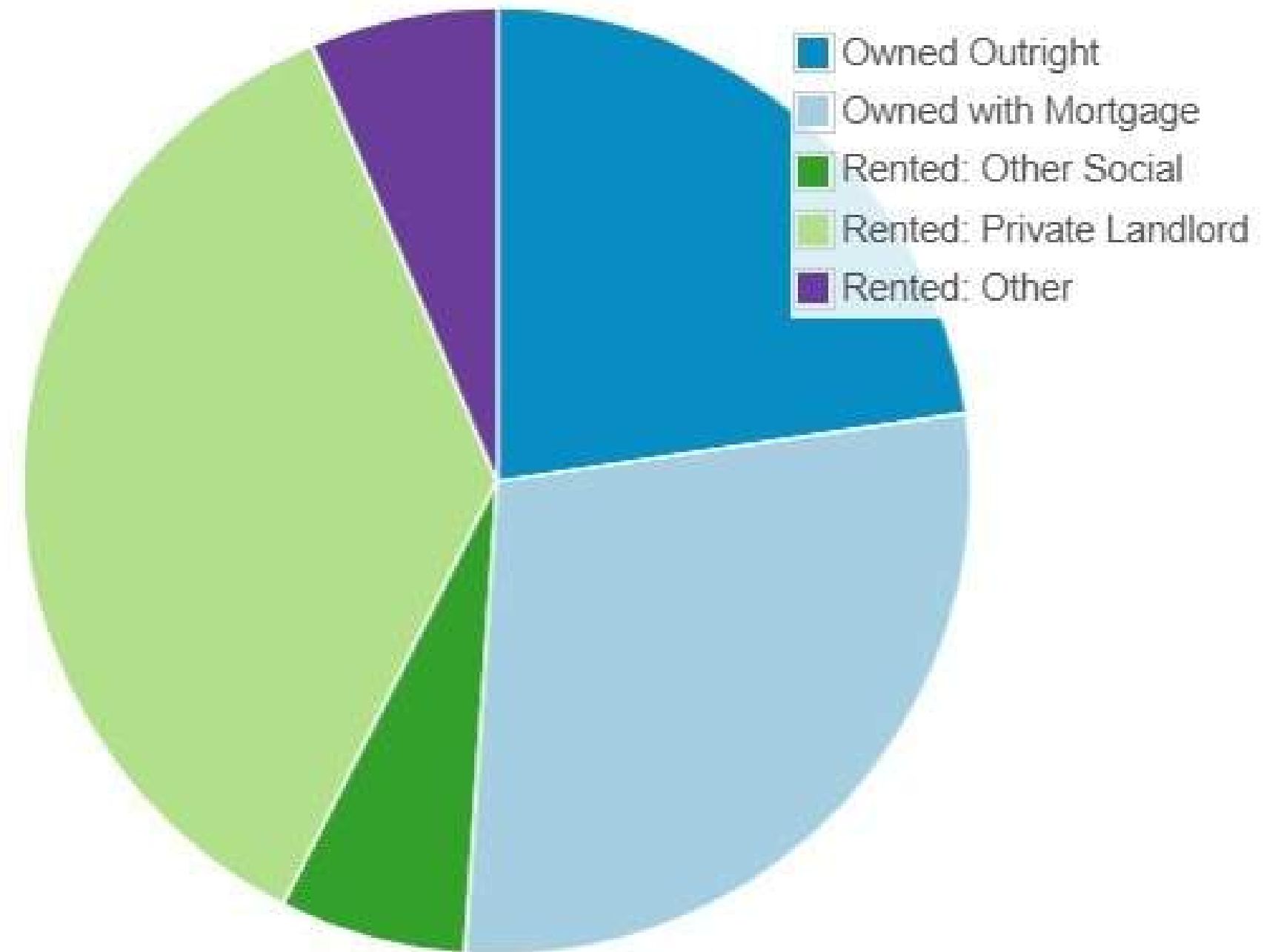
Rented: Other Social	9
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Rented: Private Landlord <i>inc. letting agents</i>	51
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Rented: Other	9
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Rent Free	0
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<b>Total</b>	<b>141</b>
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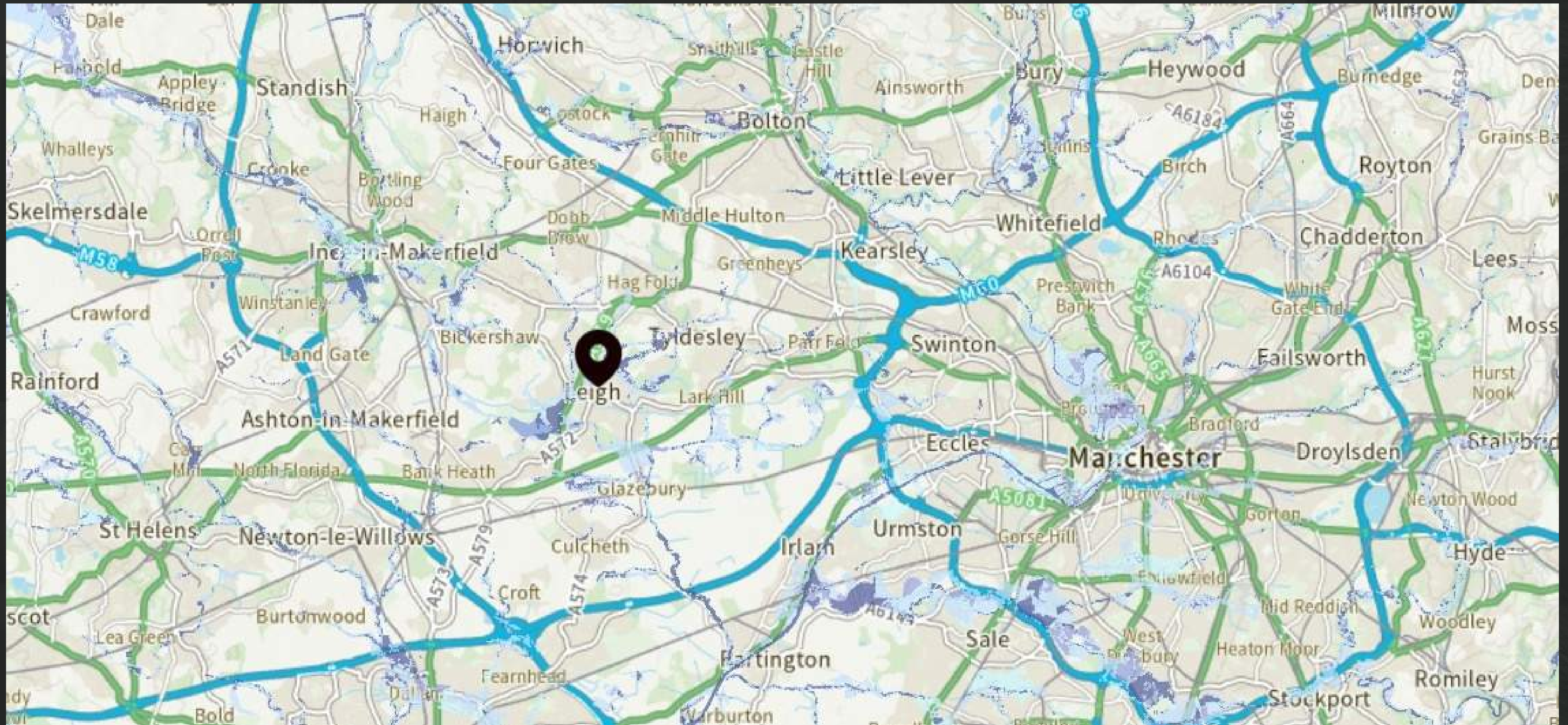




# ***EPC***

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 B
69-80	<b>C</b>	74 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# ***Flood***





# ***Pictures***

















# Sold House Prices

82, Holden Road, Leigh, Greater Manchester WN7 1EX

 Terraced  3  Leasehold

Today



[See what it's worth now](#)

29 Aug 2024



£180,000



Estimated price

£150k

Low

£167k

£183k

High

130, The Avenue, Leigh, Greater Manchester WN7 1EY

 Terraced  3  Leasehold

Today



[See what it's worth now](#)

28 Nov 2024



£155,500



# Rental Prices



10 Map Favourite

3 Bed End Terrace, Leigh Road, WN7

3 bedrooms 2 bathrooms 5 tenants max. Leigh



Let Agreed

£950 pcm

£219.23 pw

Let agreed



17 Map Favourite

3 Bed Terraced House, Howarth Street, WN7



Let Agreed

£895 pcm

£205.54 pw

Let agreed



43 Irvine Street, LEIGH, WN7 1ND **Rented**

Asking price on 15 Oct 2024

£900 **Never changed**

Links

Portal

3x 1x

Listed from

6 Oct 2024 for 8 days

Distance

0.16km



# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

## About property

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## About process

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