



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a sidewalk leading to the front door. The house has a prominent front porch with a gabled roof and a large bay window on the left side. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terrace



Ellesmere Port,
Cheshire
(6miles to Liverpool)



CASH
PURCHASE



DETAILS

Building type

2 Bed Terrace

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

No reason

Occupier

Empty

Refurbishment

Minor

The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.

NUMBERS

Purchase Price	£72 000
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Refurbishment	£27 500
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Stamp Duty (5% up to 125K and 7% up to 250k)	£3 600
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Legal fees	£3 000
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Done Up Value (DUV)	£115 000
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Final Rent	£795
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ROE	25%
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YIELD	13%
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TOTAL INVESTMENT COST (BTL)	~£52 700
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Sourcing Fee	£5 250
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Project Management Fee	£4 000
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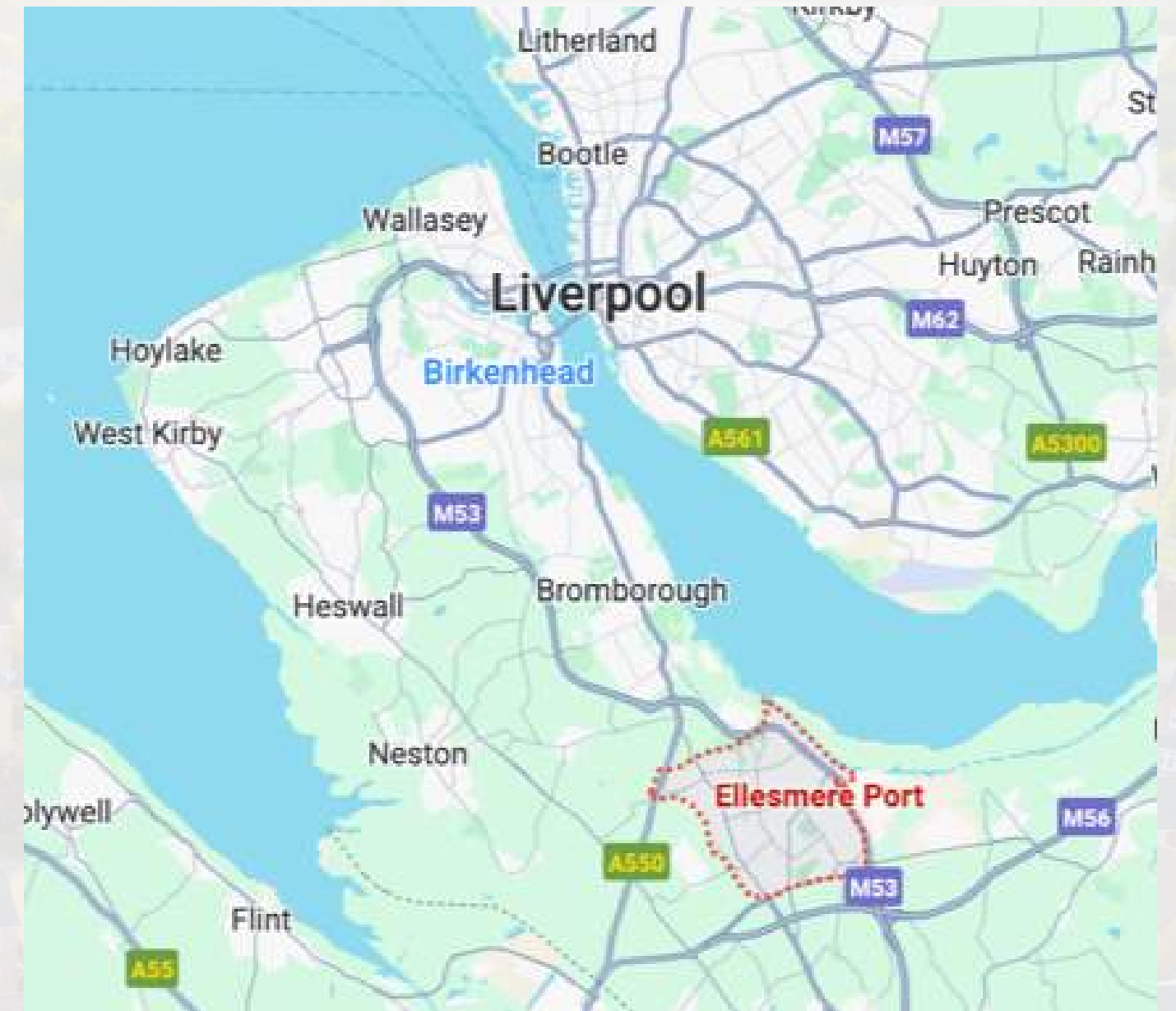
REFURB

- Painting
- New kitchen
- New Bathroom
- New windows and External doors
- New Carpets
- New laminated ground floor
- New Boiler
- Demolition and skip hire
- New fuse box and alarms
- Garden Trimming
- Certificate's

2 bed terrace

Ellesmere Port, located in Cheshire near the River Mersey and the Shropshire Union Canal, benefits from strong transport links via the M53 motorway and regular rail services to Liverpool, Chester, and Manchester. With a population of around 61,000, the town offers affordable housing, a major retail hub at Cheshire Oaks Designer Outlet, and nearby attractions such as the Blue Planet Aquarium.

Ongoing regeneration and industrial investment, particularly around the Stanlow refinery and business parks, are driving local growth. For buyers and investors, Ellesmere Port presents steady rental demand, refurbishment potential, and long-term prospects, supported by its strategic location within the wider North West economy.



Cheshire

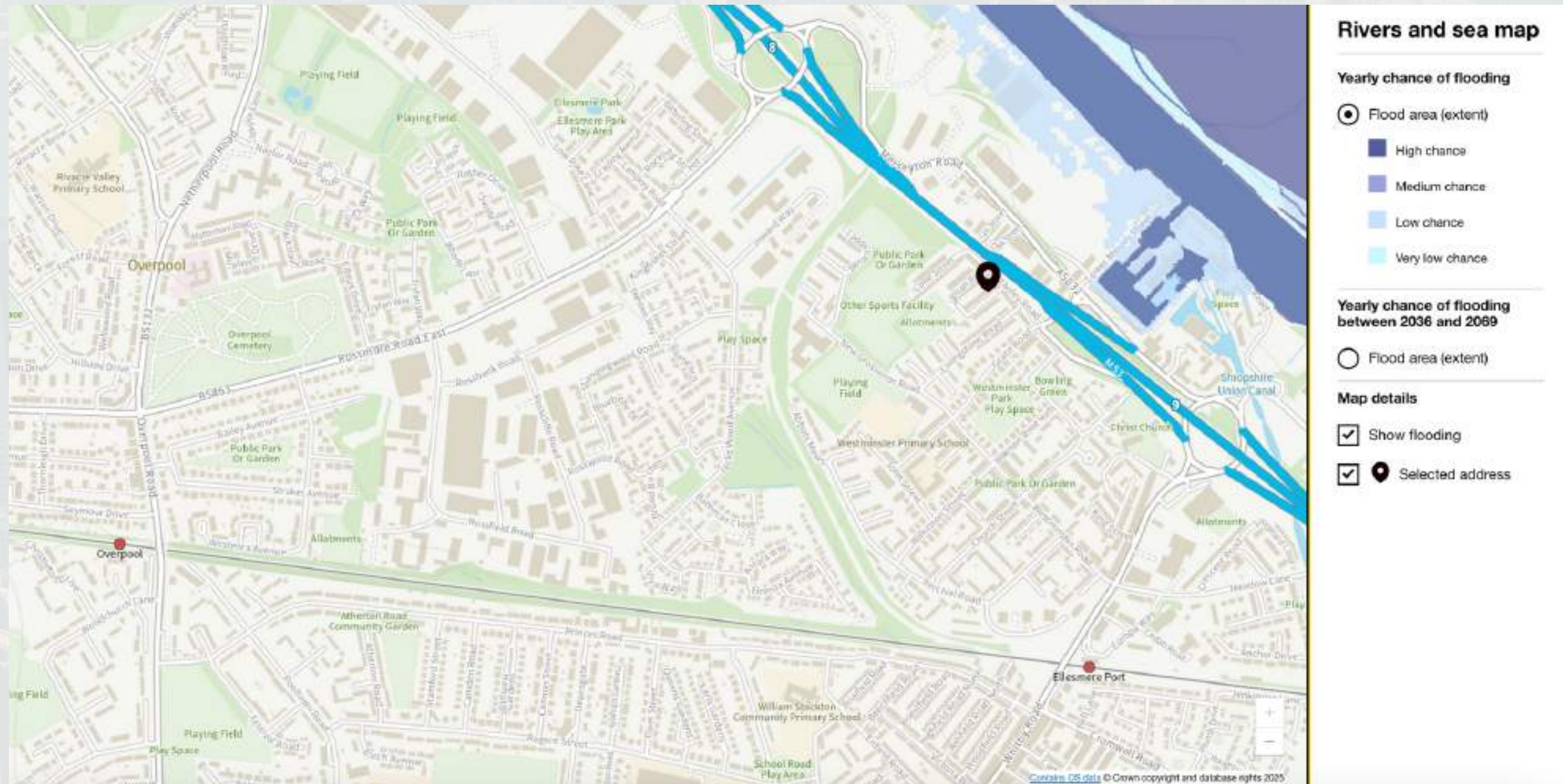


£72,000

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

NEARBY TRAIN STATIONS

Today

The closest train station is Ellesmere Port Rail Station and it's only 0.45 miles away from

Ellesmere Port Rail Station

Walking Time

0.45 MILES

9 MINUTES

Overpool Rail Station

Walking Time

1.04 MILES

20.7 MINUTES

Little Sutton Rail Station

Walking Time

1.83 MILES

36.6 MINUTES

Stanlow & Thornton Rail Station

Walking Time

2.45 MILES

49.1 MINUTES

Capenhurst Rail Station

Walking Time

2.62 MILES

52.4 MINUTES

NEARBY BUS STOPS

Today

The closest bus stop is George Street and it's only 0.07 miles away from

George Street

Walking Time

0.07 MILES

1.4 MINUTES

Oak Street

Walking Time

0.12 MILES

2.4 MINUTES

Elm Street

Walking Time

0.12 MILES

2.5 MINUTES

Wilkinson Street

Walking Time

0.17 MILES

3.5 MINUTES

Percival Road

Walking Time

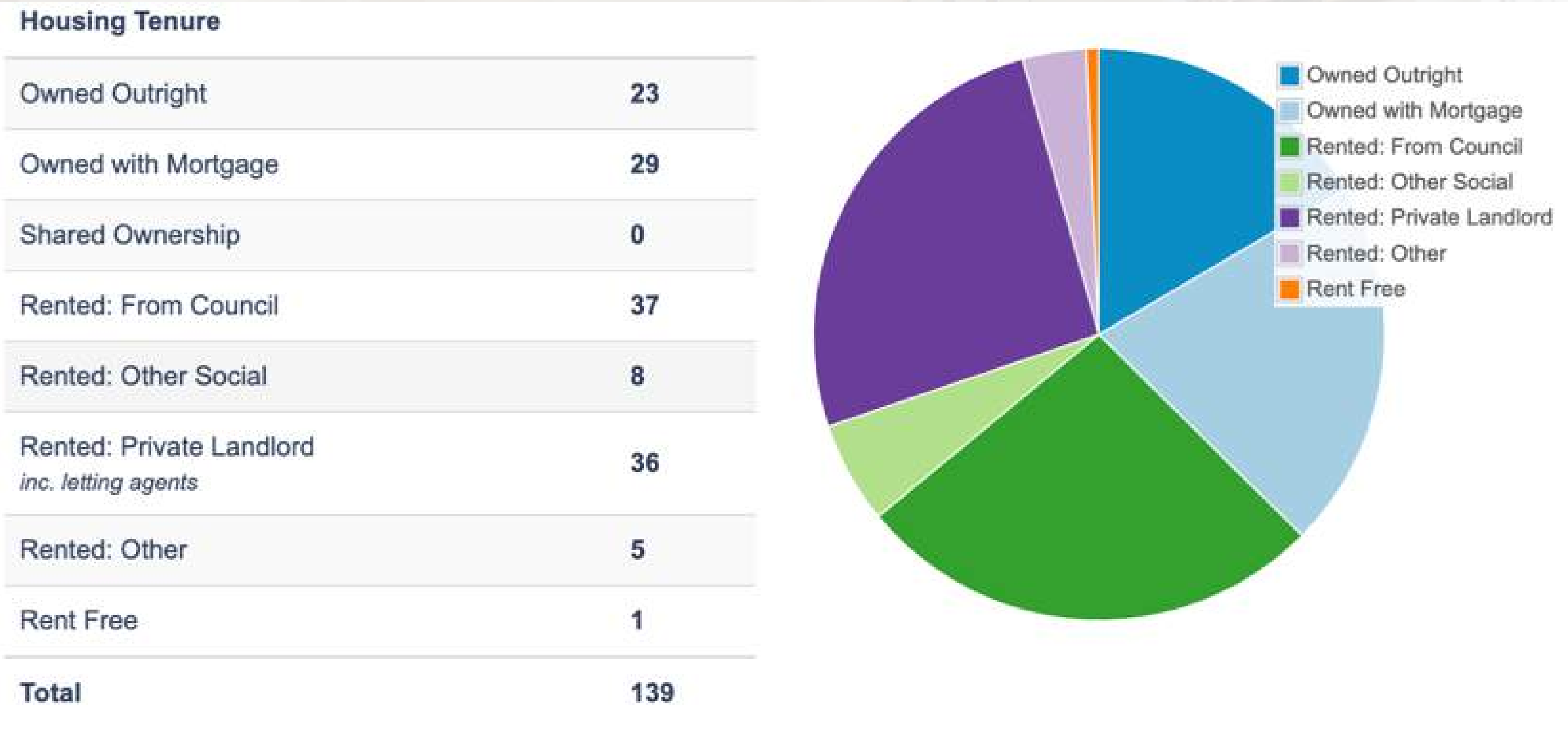
0.3 MILES

6 MINUTES

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING



SCHOOLS

NEAREST SCHOOLS ⓘ

	Westminster Community Primary School State School Ofsted: Good	0.2 miles
	William Stockton Community Primary School State School Rating: N/A	0.5 miles
	Cambridge Road Community Primary and Nurse... State School Ofsted: Good	0.7 miles
	Ellesmere Port Church of England College State School Ofsted: Good	0.8 miles

PICTURES













SOLD HOUSE PRICES

27, Westminster Road, Ellesmere Port CH65 2EF

 Terraced  2  Freehold



26, Livingstone Road, Ellesmere Port CH65 2BE

 Terraced  2  Freehold



20, Nelson Road, Ellesmere Port CH65 2BB

 Terraced  2  Freehold



RENTAL PRICES



Let Agreed

£795 pcm

£183.46 pw

Let agreed

Property reference: 2393899

Meet the Landlord

W&H Estates W.

Response Rate: 100% Ⓞ

Response Time: Within 12 Hours Ⓞ

Report Listing

2 Bed Terraced House, Woodfield Road North, CH65



Let Agreed

£795 pcm

£183.46 pw

Let agreed

Property reference: 2456754

Meet the Landlord

Martin W.

Response Rate: 100% Ⓞ

Response Time: Within 5 Hours Ⓞ

Report Listing

2 Bed Terraced House, Nelson Road, CH65

2 bedrooms 1 bathrooms 4 tenants max. Ellesmere Port



£825 pcm ↔

£190 pw

Price Change History

19/08/2025 Initial asking price: **£825 pcm**

Egerton Street, Ellesmere Port, Cheshire, CH65

Terraced 2

0.18 miles

Platinum are pleased to offer onto the rental market this delightful two bedroom terrace property. Situated within the popular location of Ellesmere Port, this pleasing property benefits from...

LET AGREED

Added on 19/08/2025 by Platinum Independent Estate Agents, Littl...

PLATINUM
INDEPENDENT ESTATE AGENTS

0151 453 3920
Local call rate

Contact

Save

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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