



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 blue overlay. The house has a prominent front porch with a gabled roof and a central door. There are several windows, including a bay window on the left side. The house is set back from the street with a sidewalk and some landscaping. The entire image is covered with a semi-transparent blue filter.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terrace



Manchester –
Leigh



MORTGAGE

DETAILS

Building type

2 Bed Terrace

Construction Type

Standard

Tenure

(845)yrs Leasehold

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	£107 000
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Refurbishment	£10 515
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Stamp Duty (5% up to 125K and 7% up to 250k)	£5 350
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Legal fees	£3 000
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Done Up Value (DUV)	£127 000
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Final Rent	£875
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ROE	18%
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YIELD	~10%
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TOTAL INVESTMENT COST (BTL)	~£47 000
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Sourcing Fee	£4 250
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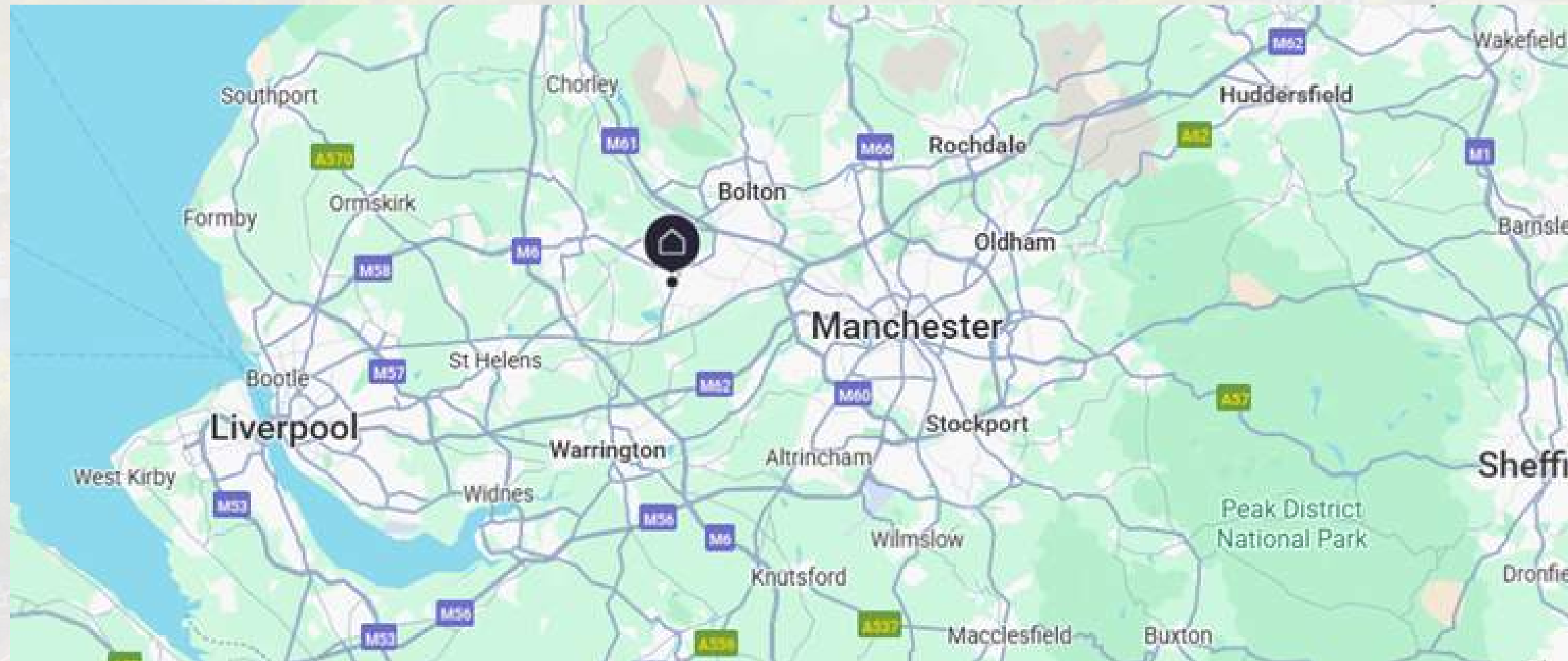
Project Management Fee	£4 000
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REFURB

- Alarms
- New Kitchen
- Carpets
- Vinyl Floor
- Painting
- Certificates
- Skip Hire
- Flooring in the entrance hall

2 bed terrace

Leigh is a town in Greater Manchester, England, historically known for its industrial past in textiles and coal mining, and today is a largely residential town with a retail economy. It is the second largest town in the Metropolitan Borough of Wigan and is situated northwest of Chat Moss. Key facts include its industrial heritage, its current status as a residential and retail center, its rich local history including the merger of several townships, and its modern landmarks like the Pennington Flash Nature Reserve and Leigh Sports Village

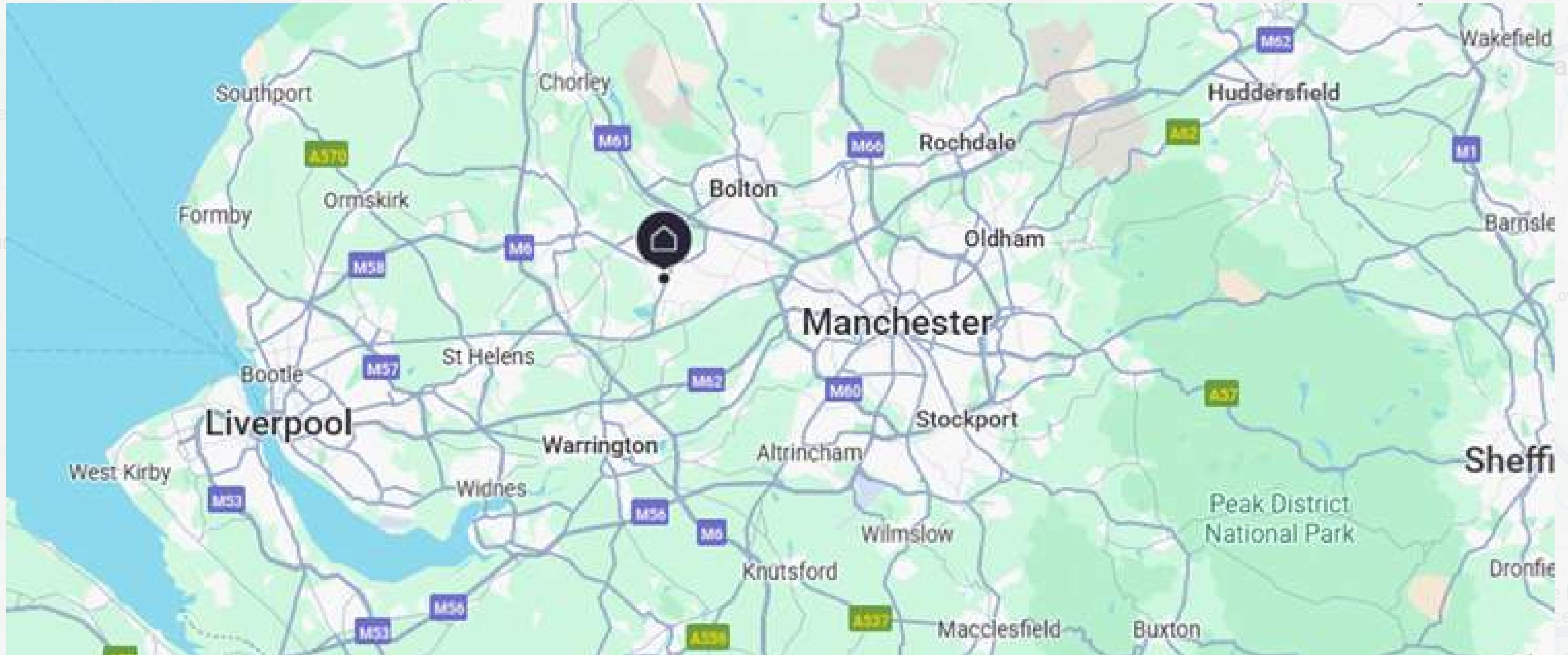


Manchester
Leigh

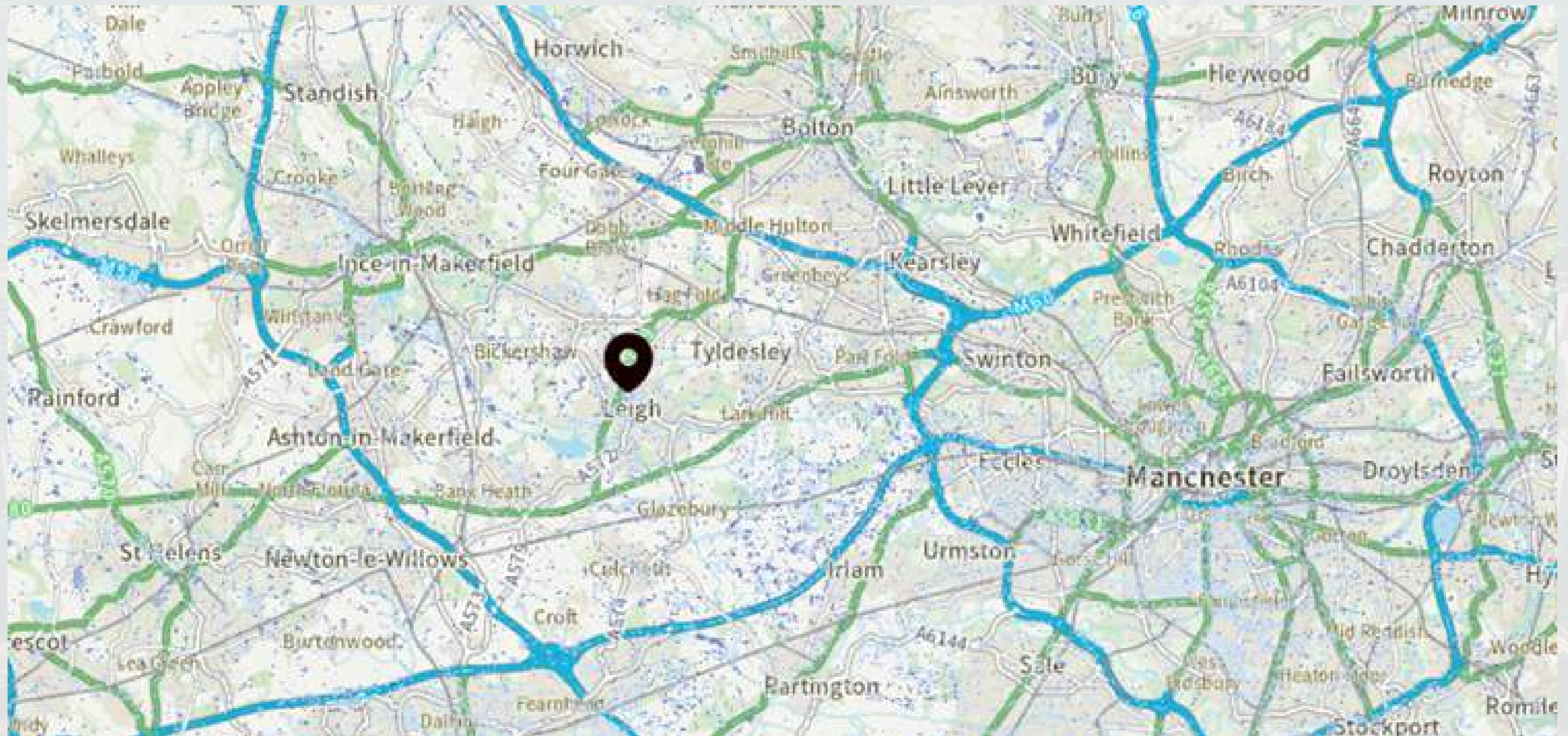


£107,000

LOCATION



FLOOD



BUS / TRAIN

Hag Fold Rail Station

2.4 MILES

Walking Time

47.9 MINUTES

Atherton Rail Station

2.5 MILES

Walking Time

49.9 MINUTES

Daisy Hill Rail Station

2.55 MILES

Walking Time

50.9 MINUTES

Hindley Rail Station

3.52 MILES

Walking Time

70.4 MINUTES

Westhoughton Rail Station

3.63 MILES

Walking Time

72.7 MINUTES

Gordon Street

0.1 MILES

Walking Time

2 MINUTES

Kirkhall Lane

0.12 MILES

Walking Time

2.5 MINUTES

Leigh Road

0.13 MILES

Walking Time

2.5 MINUTES

Chadwick Street

0.13 MILES

Walking Time

2.5 MINUTES

Linden Grove

0.2 MILES

Walking Time

3.9 MINUTES

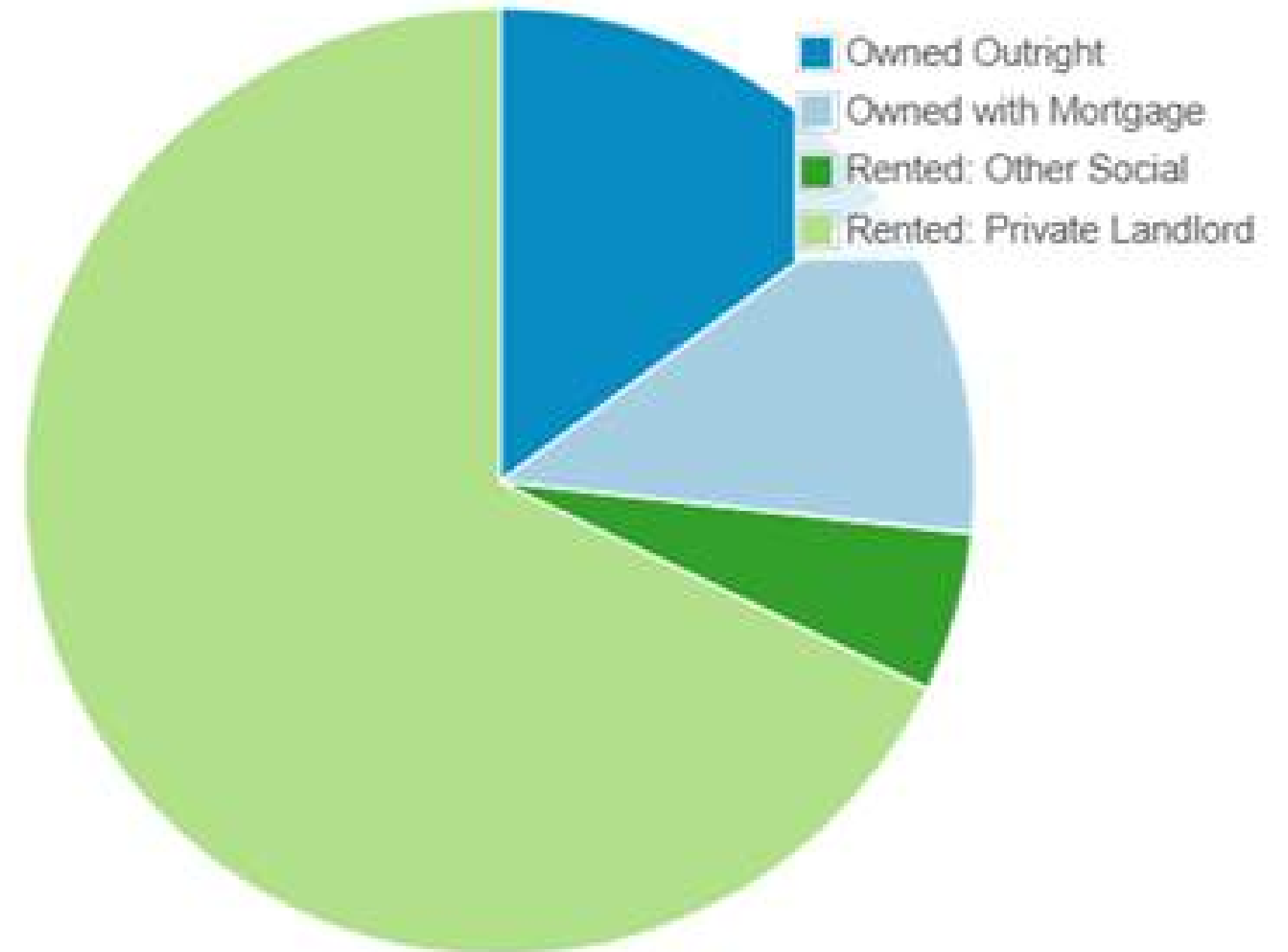
EPC

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

HOUSING

Housing Tenure

Owned Outright	30
Owned with Mortgage	24
Shared Ownership	0
Rented: From Council	0
Rented: Other Social	11
Rented: Private Landlord <i>inc. letting agents</i>	137
Rent Free	0
Total	202



SCHOOLS

NEAREST SCHOOLS ⓘ



Leigh St John's CofE Primary

0.1 miles

State School | Ofsted: Outstanding



Sacred Heart Catholic Primary School Leigh

0.3 miles

State School | Ofsted: Requires improvement



Leigh Central Primary School

0.3 miles

State School | Ofsted: Good



Leigh St Mary's CofE Primary School

0.3 miles

State School | Ofsted: Good

PICTURES













SOLD HOUSE PRICES

85, Selwyn Street, Leigh WN7 1RS

 Terraced  2  Leasehold

Today

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

18 Dec 2024

 £132,000



124, Selwyn Street, Leigh WN7 1RS

 Terraced  2  Leasehold

Today

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

17 Apr 2025

 £125,000



18, Irvine Street, Leigh WN7 1ND

 Terraced  2  Leasehold

Today

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

18 Jul 2025

 £130,000



RENTAL PRICES



Let Agreed

£900 pcm

£207.69 pw

Let agreed

Property reference: 2631289

Meet the Landlord



Let Agreed

£850 pcm

£196.15 pw

Let agreed

Property reference: 2626661

Meet the Landlord



Let Agreed

£850 pcm

£196.15 pw

Let agreed

Property reference: 2573994

Meet the Landlord



DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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