



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, featuring a prominent front porch and several windows. The house is surrounded by lush greenery, including bushes and trees. A blue overlay is applied to the entire image, and the text "ARE YOU READY FOR PROPERTY INVESTMENT?" is centered in the middle.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terrace



Ellesmere Port-
Cheshire
Liverpool



MORTGAGE



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	£95 000
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Refurbishment	£19 000
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 750
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Legal fees	£3 000
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Done Up Value (DUV)	£127 000
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Final Rent	£850
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ROE	20%
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YIELD	11%
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TOTAL INVESTMENT COST (BTL)	~£51 300
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Sourcing Fee	£4 250
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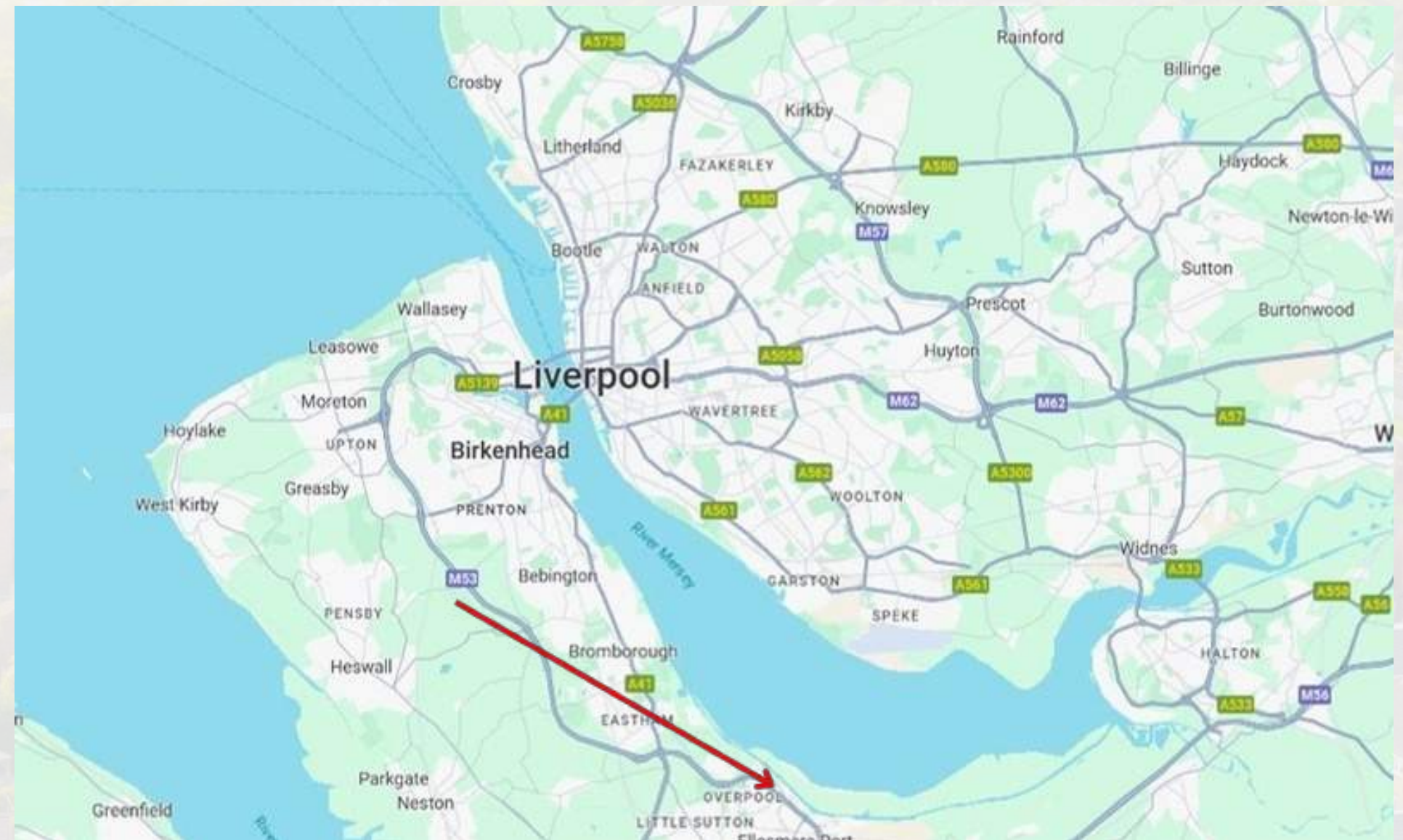
Project Management Fee	£4 000
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REFURB

- Painting
- Rewiring
- New Bathroom
- New external door
- New Carepts
- Demolition and skip hire
- Tearing wallpaper and skimming (3 rooms)
- Garden Trimming
- New Kitchen floor
- Downstairs (secdond) Bathroom refresh
- Certificate's

2 bed terrace

Located in Merseyside, the Wirral Peninsula offers a unique mix of coastal living, green spaces, and urban convenience. With stunning views over the River Mersey and River Dee, the area benefits from excellent transport links—including direct road and rail access to Liverpool, just across the river. Home to over 320,000 people, Wirral is popular with families and professionals seeking a quieter lifestyle while staying close to the city. For investors, Wirral provides strong potential for buy-to-let and renovation projects, thanks to affordable property prices, growing rental demand, and long-term capital growth supported by ongoing regeneration and proximity to Liverpool's thriving economy.

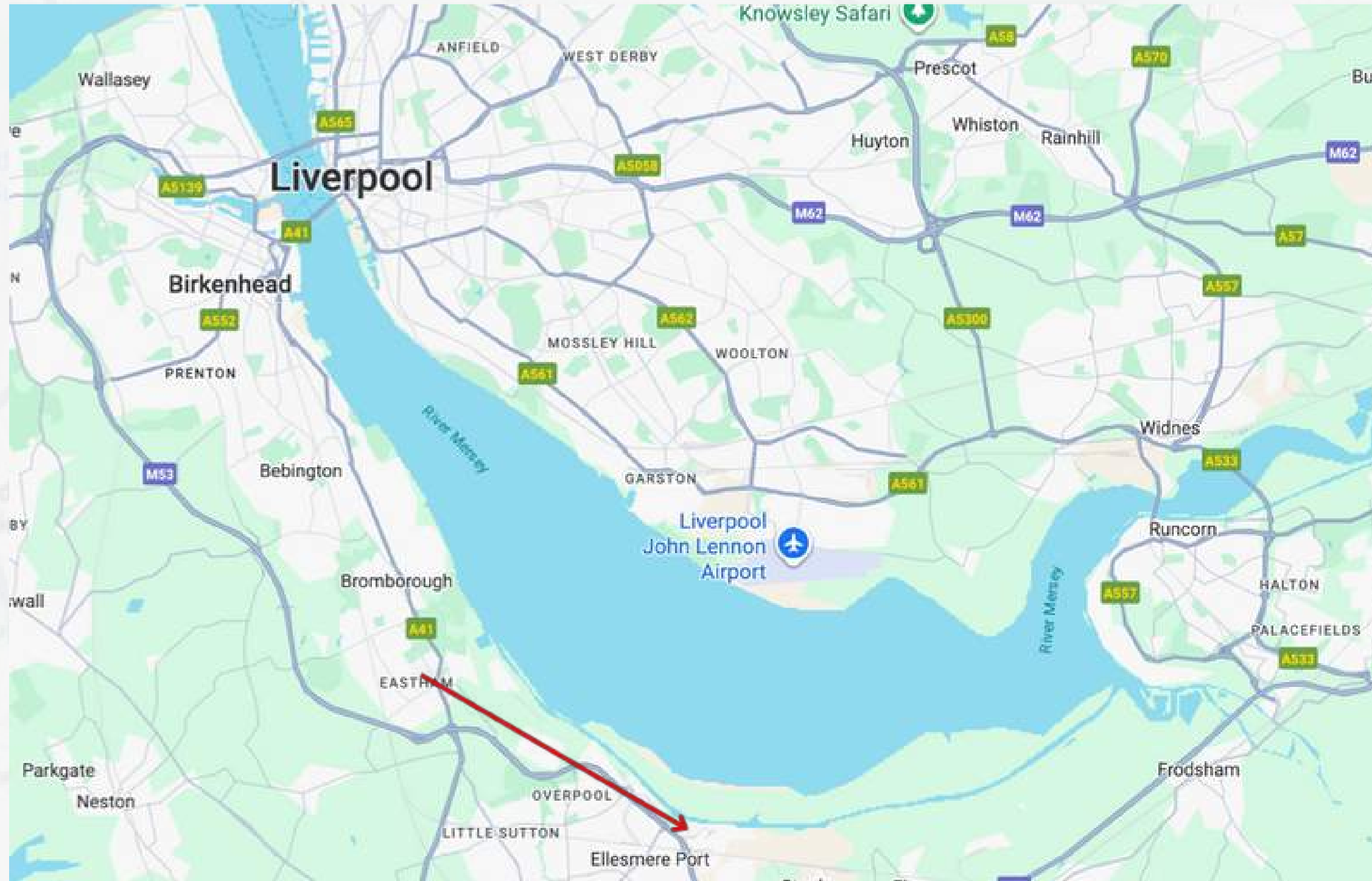


Cheshire

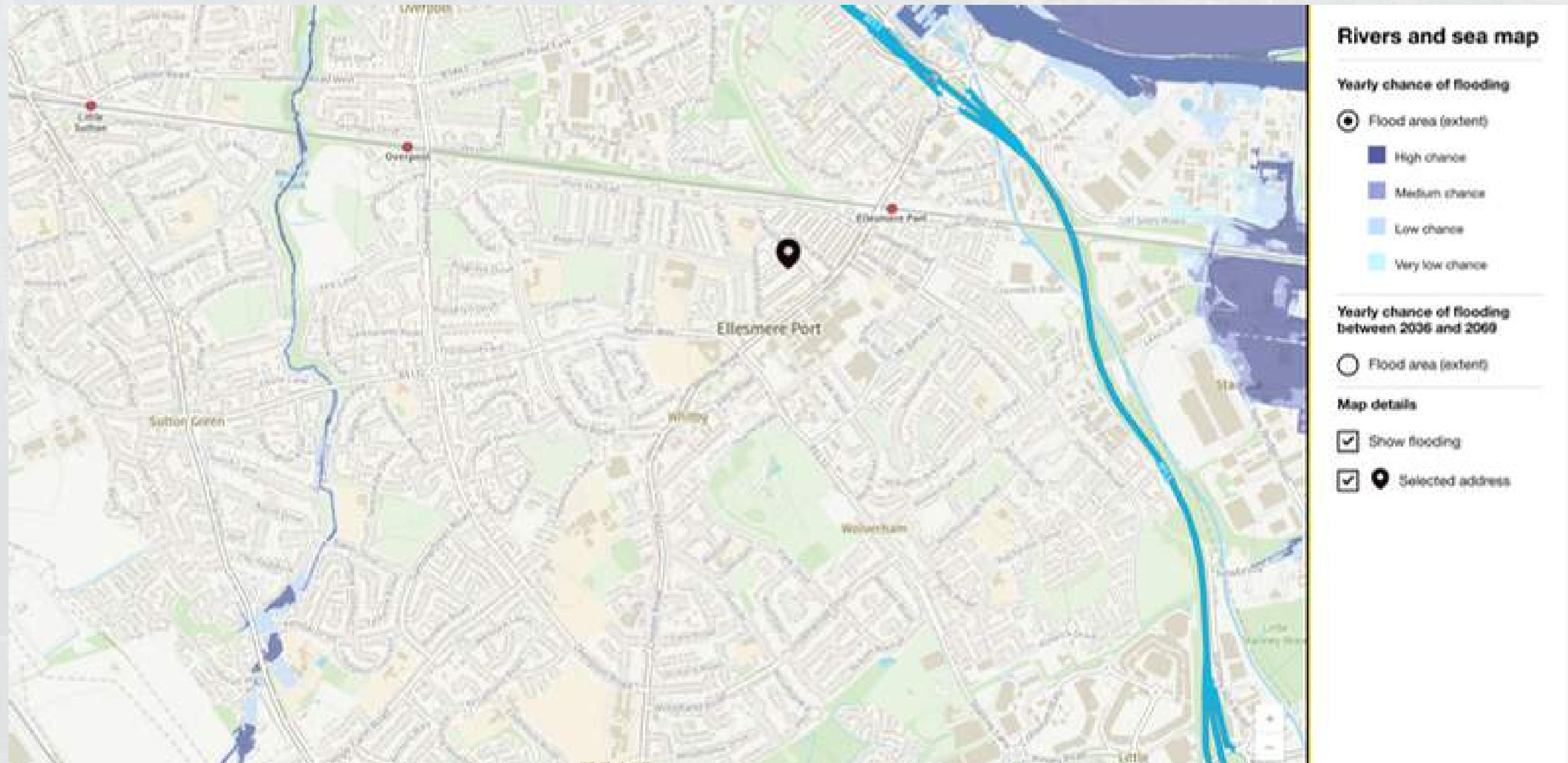


£95,000

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Bus Stops

3

- Oldfield Road 2
0.1km
- Flatt Lane
0.2km
- The Knot 2
0.3km

Rail Station

3

- Ellesmere Port Rail Station
0.5km
- Overpool Rail Station 2
1.5km
- Little Sutton Rail Station 2
2.8km

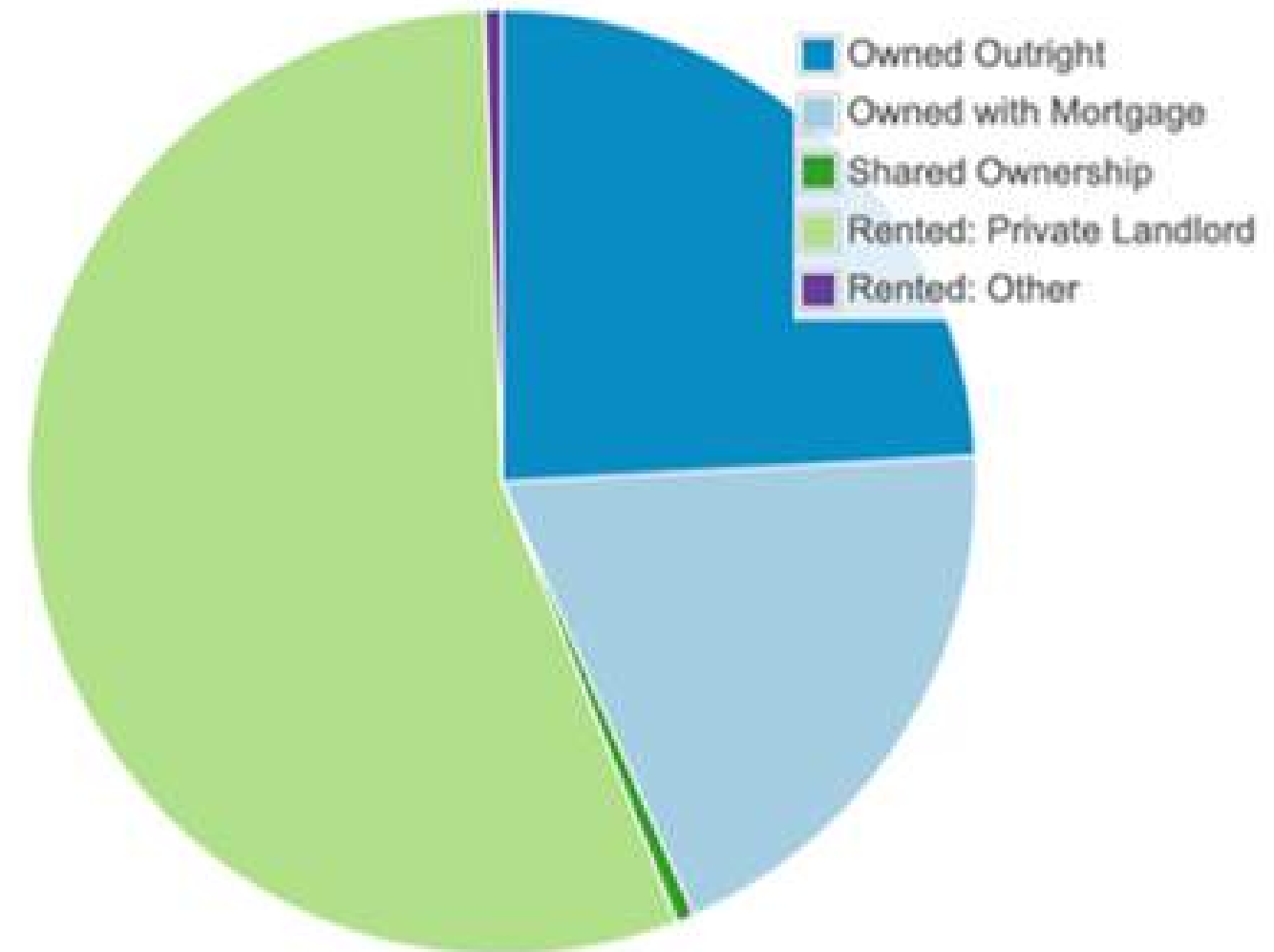
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	40
Owned with Mortgage	32
Shared Ownership	1
Rented: From Council	0
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	92
Rented: Other	1
Rent Free	0
Total	166



SCHOOLS

-  **William Stockton Community Primary School** 0.1 miles
State School | Rating: N/A
-  **Ellesmere Port Church of England College** 0.2 miles
State School | Ofsted: Good
-  **Westminster Community Primary School** 0.4 miles
State School | Ofsted: Good
-  **Cambridge Road Community Primary and Nurse...** 0.4 miles
State School | Ofsted: Good

PICTURES















SOLD HOUSE PRICES

3, Compton Place, Ellesmere Port CH65 8BG

Terraced 2 Freehold

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

19 Jan 2024 €128,000



10, Briarfield Road, Ellesmere Port CH65 8BE

Terraced 2 Freehold

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

24 Jul 2024 €125,000

price 125k 20m2 mniejsza!!!.png



31, Heathfield Road, Ellesmere Port CH65 8DH

Terraced 2 Freehold

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

15 Nov 2024 €150,000



RENTAL PRICES



£1,025 pcm
£237 pw

Glisk, Ellesmere Port, CH65

Terraced 2 1

0.38 miles

Life at Glisk is all about balance, stylish, energy-efficient a well-connected spot, where canal-side calm meets the Ellesmere Port. With 2, 3, and 4-bedroom homes to rent

LET AGREED



£995 pcm
£230 pw

Price Change History

29/08/2025 Price changed from to £995 pcm

Lamprey Road, Rossmore

End of Terrace 2 1

0.79 miles

Platinum are pleased to offer to let this superb two bedroom terrace house. This delightful property can be found in a highly sought after location of Rossmore, boasting a

LET AGREED



2 Bed End Terrace, Dudley Road, CH65

Let Agreed

£875 pcm
£201.92 pw

Let Agreed

Property reference: 2461815

Meet the Landlord

Evan M.
Response Rate: 100%
Response Time: Within 3 Hours

Report Listing



£825 pcm (£190.38 pw)

2 beds • 1 bath • 2 receptions
Kingsley Road, Ellesmere Port CH65

Zero Deposit Guarantee Available available with zero deposit scheme
Unfurnished and particularly spacious throughout, a lovely ...

Freehold

Clive Watkin

Call

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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