



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 multiple windows. The house is surrounded by lush greenery, including trees and bushes. 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

3 bed terraced



Liverpool –
Brikenhead



CASH



DETAILS

Building type

3 Bed Terraced

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

No reason

Occupier

Corporate sell

Refurbishment

General

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	£85 000
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Refurbishment	£31 500
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 250
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Legal fees	£2 500
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Done Up Value (DUV)	£126 000
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Final Rent	£925
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ROE	23%
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YIELD	13%
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TOTAL INVESTMENT COST (BTL)	~£123 300
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Sourcing Fee	£4 250
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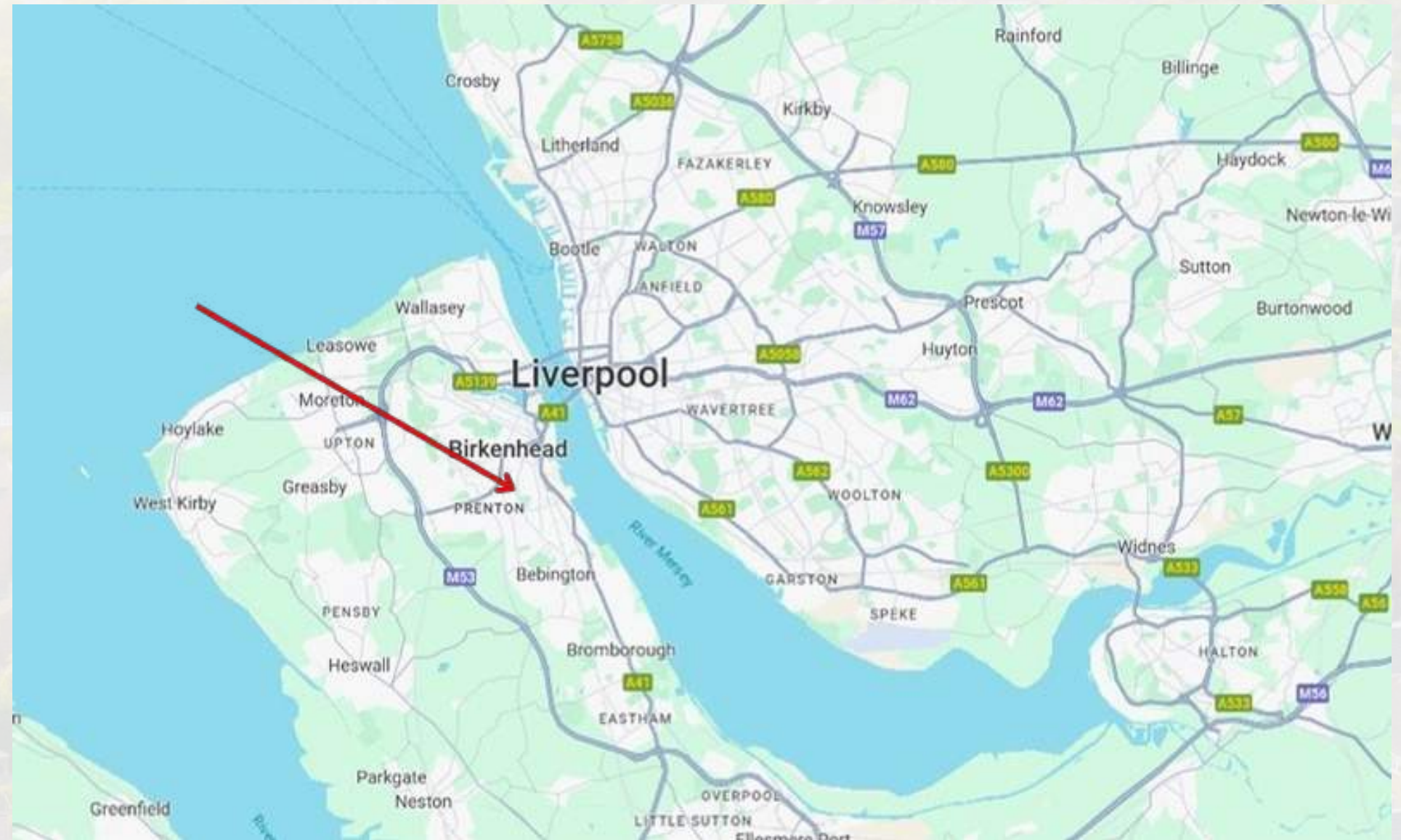
Property Management Fee	£4 000
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REFURB

- Painting (entire house)
- New kitchen (including new floor)
- New Bathroom
- New Boiler
- New carpets
- Demolition and skip hire
- New fuse box & alarms
- Fixing walls (boarding, plaster, damp proof)
- Tearing off wallpaper and skimming (part of the property)
- Gutter replacement
- Pointing & chimney flashing/capping
- New Garden door
- Certificate's

3 Bed Terraced

Birkenhead is a town full of character, combining rich history with a growing modern feel. Known for its iconic waterfront, impressive parkland, and strong maritime heritage, it offers a unique mix of culture and convenience. The town provides excellent transport links straight into Liverpool, with quick access by road, rail, and the Mersey tunnels. With a diverse and welcoming community, Birkenhead is benefiting from major regeneration projects that are bringing new businesses, homes, and energy into the area. For property investors, Birkenhead stands out as an exciting opportunity, offering affordable prices, strong rental demand, and solid long-term potential as the town continues to grow and develop.

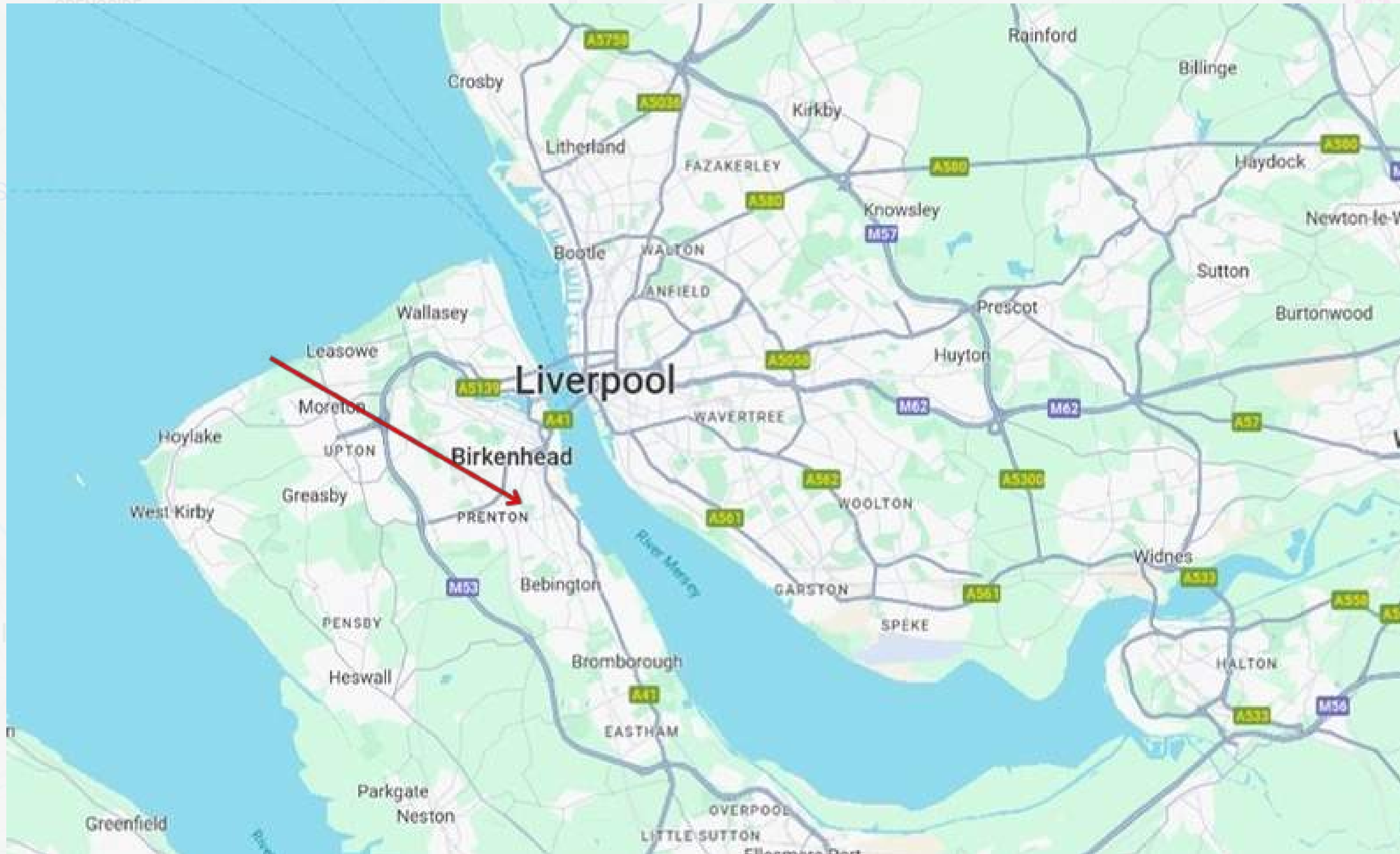


Birkenhead

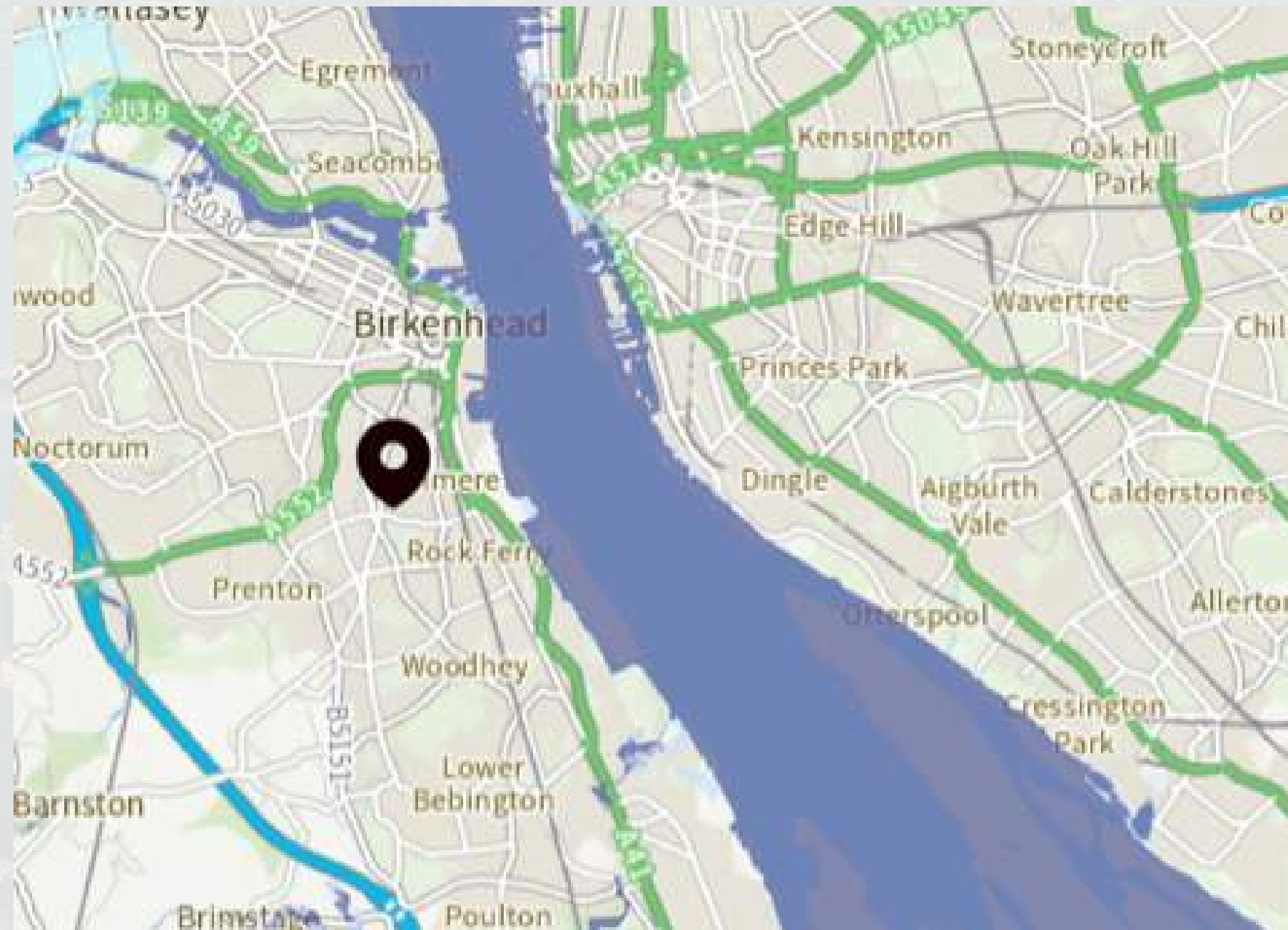


£85,000

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

21

Total Stops

Bus Stops

3

- Astonwood Road
0.1km
- Dial Road 2
0.1km
- Wycherley Road 2
0.2km

Airport

1

- Liverpool John Lennon Airport
12.0km

Nearby Stations

21

Total Stops

Rail Station

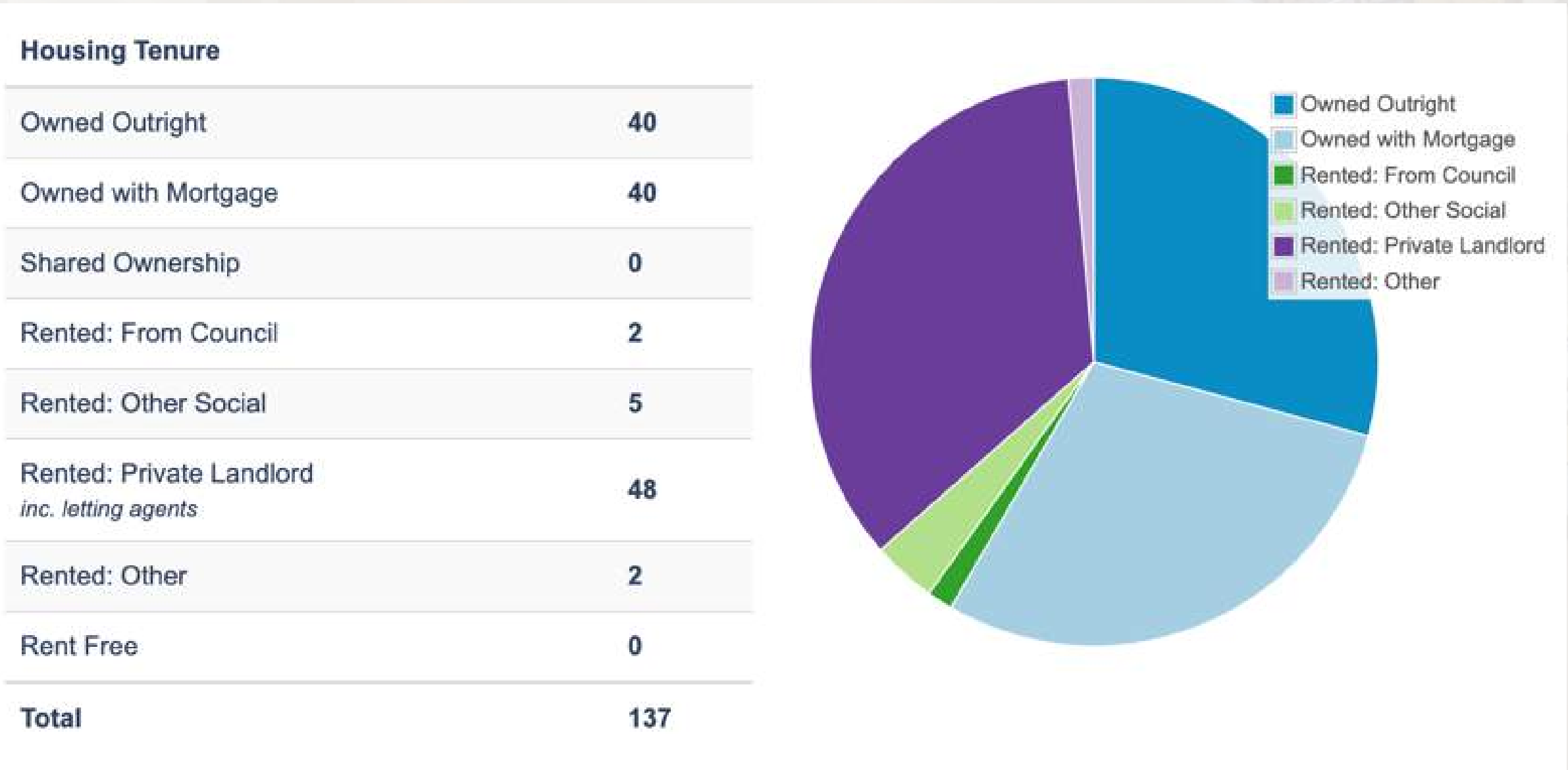
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- Green Lane Rail Station
0.9km
- Rock Ferry Rail Station
1.0km
- Birkenhead Central Rail Station
1.3km
- Conway Park Rail Station
1.8km
- Birkenhead Hamilton Square Rail Station
2.1km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING



SCHOOLS

NEAREST SCHOOLS ⓘ

	Mersey Park Primary School State School Ofsted: Outstanding	0.1 miles
	Well Lane Primary School State School Ofsted: Special Measures	0.2 miles
	Bedford Drive Primary School State School Ofsted: Good	0.5 miles
	Prenton High School for Girls State School Ofsted: Good	0.6 miles

PICTURES





Cape 2
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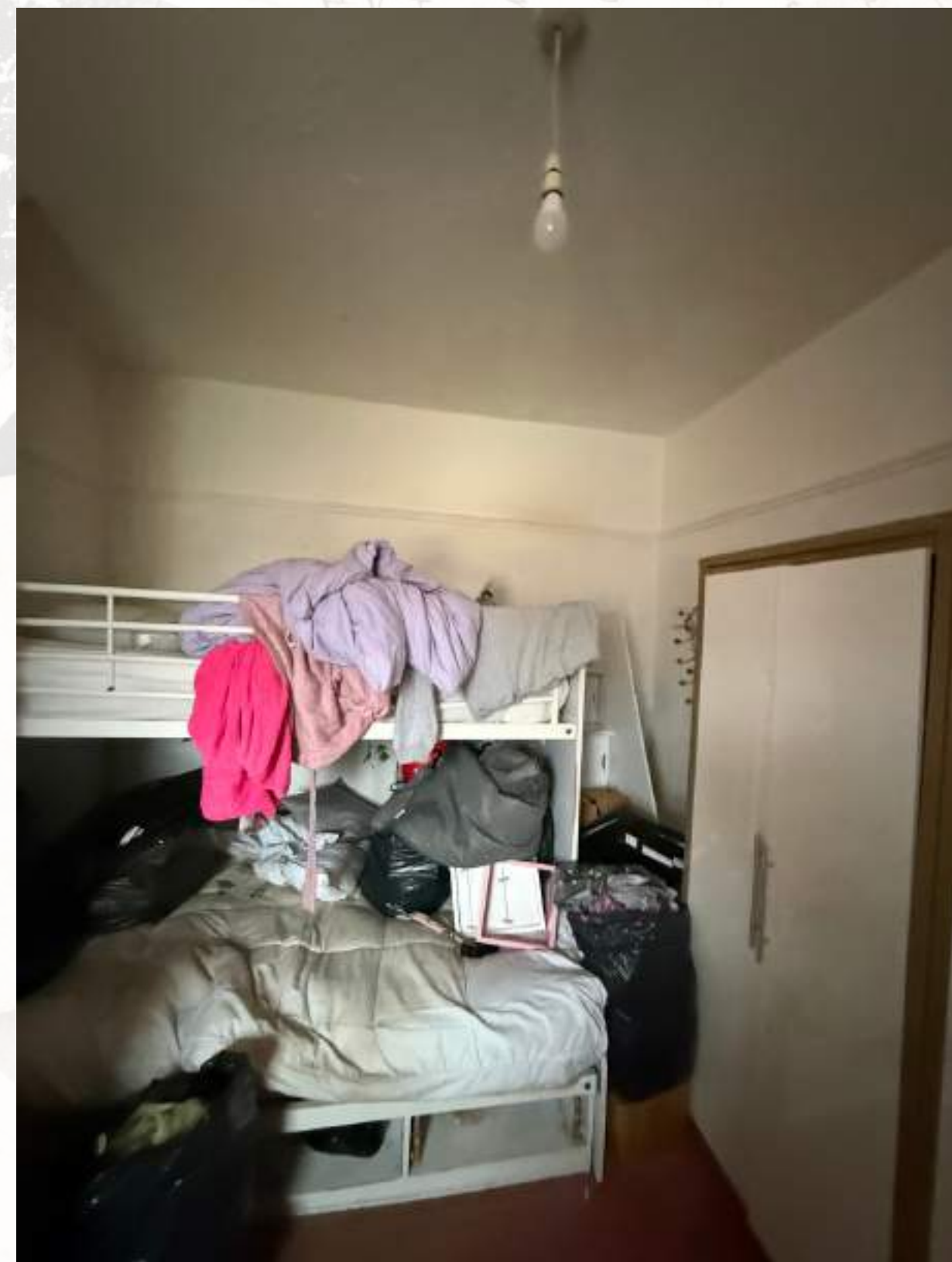
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Dubini in cucina



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SOLD HOUSE PRICES

64, Town Road, Birkenhead CH42 6PH

Terraced 3 Freehold

Today [See what it's worth now](#)
13 Aug 2024 £130,000



69, Baytree Road, Birkenhead CH42 5PW

Terraced 3 Freehold

Today [See what it's worth now](#)
18 Oct 2024 £135,000



6, Elderwood Road, Birkenhead CH42 5PL

Terraced 3 Freehold

Today [See what it's worth now](#)
28 Mar 2025 £142,000



SOLD STC

Astonwood Road, Birkenhead, Merseyside, CH42

£160,000

[Can you afford it?](#)

Added on 17/09/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Terraced	3	1	Ask agent	Freehold



SOLD STC

Church Road, Birkenhead, Merseyside, CH42

£150,000

[Can you afford it?](#)

Added on 30/01/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
End of Terrace	3	1	Ask agent	Freehold

RENTAL PRICES



Gorsefield Road, Prenton

House 3 1

0.54 miles

Unfurnished and particularly spacious, a lovely three bedroom mid terraced house located in a popular residential area and benefits from being within walking distance to local amenities and has eas...



LET AGREED

Added on 11/11/2025 by Clive Watkin Lettings, Prenton

£1,000 pcm

£231 pw

PREMIUM LISTING



58 Inglemere Road, Birkenhead, Wirral CH42 4QP

Terraced 3

0.35 miles

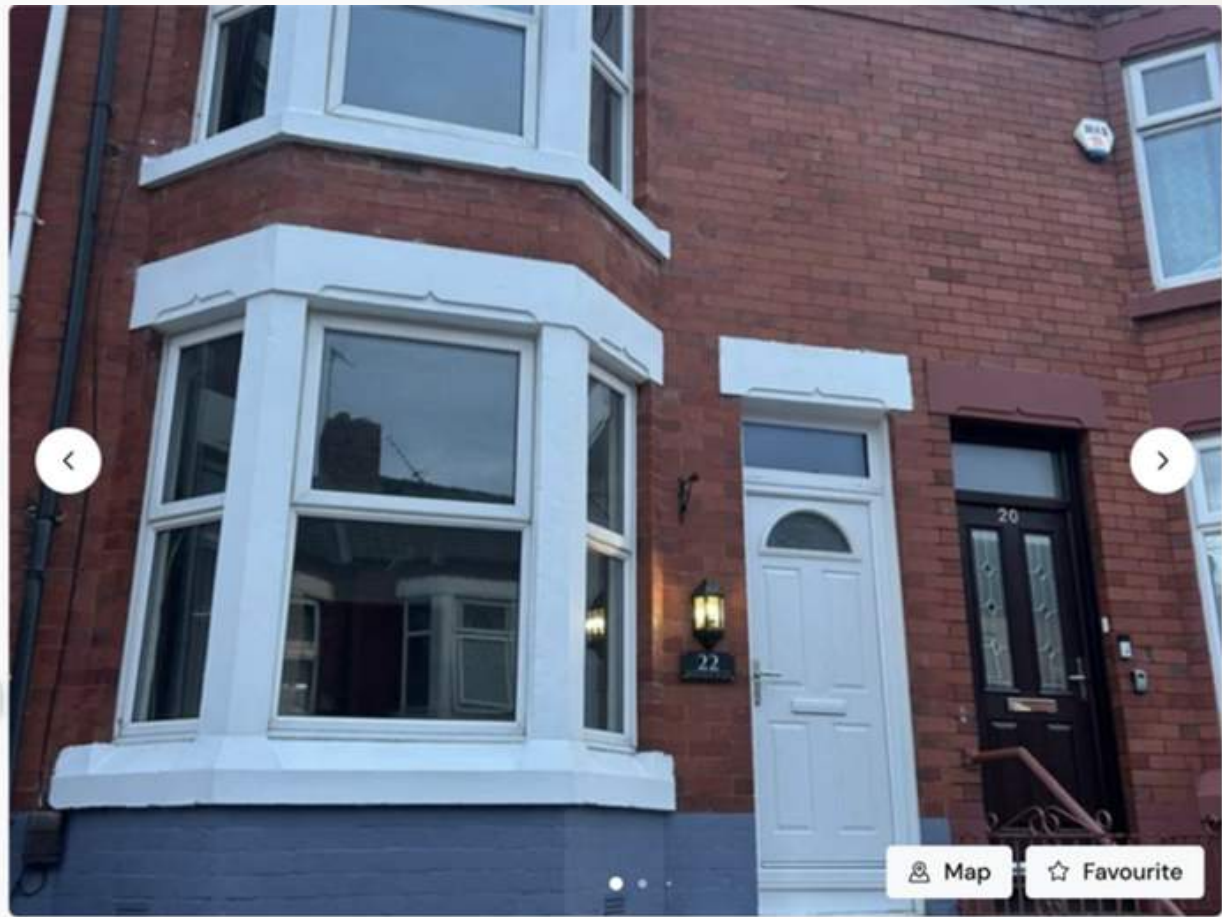
Spacious three bedroom property in superb condition
NOW LET - LANDLORDS WANTED

LET AGREED

Added on 14/11/2025 by Fozard Properties Ltd, Upton

£950 pcm

£219 pw



3 Bed Terraced House, Bankville Road, CH42

3 bedrooms 1 bathrooms 4 tenants max. Wirral



£995 pcm

£230 pw

Cotswold Road, Birkenhead, Merseyside, CH42

Terraced 3 1

0.63 miles

A lovely three bedroom family home, finished to a great standard throughout and in a great catchment area for schools.

LET AGREED

Added on 12/11/2025 by TVG Lettings, Liverpool

Let Agreed

£1,000 pcm

£230.77 pw

Let agreed

Property reference: 264795

Meet the Landlord



Joseph S.

Response Rate: 100%
Response Time: Over 1 Week

[Report Listing](#)

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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