



Houcell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terraced



Liverpool –
Brikenhead



Mortgage

DETAILS

Building type

2 Bed Terraced

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas central

Reason of Sale

No reason

Occupier

Private

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

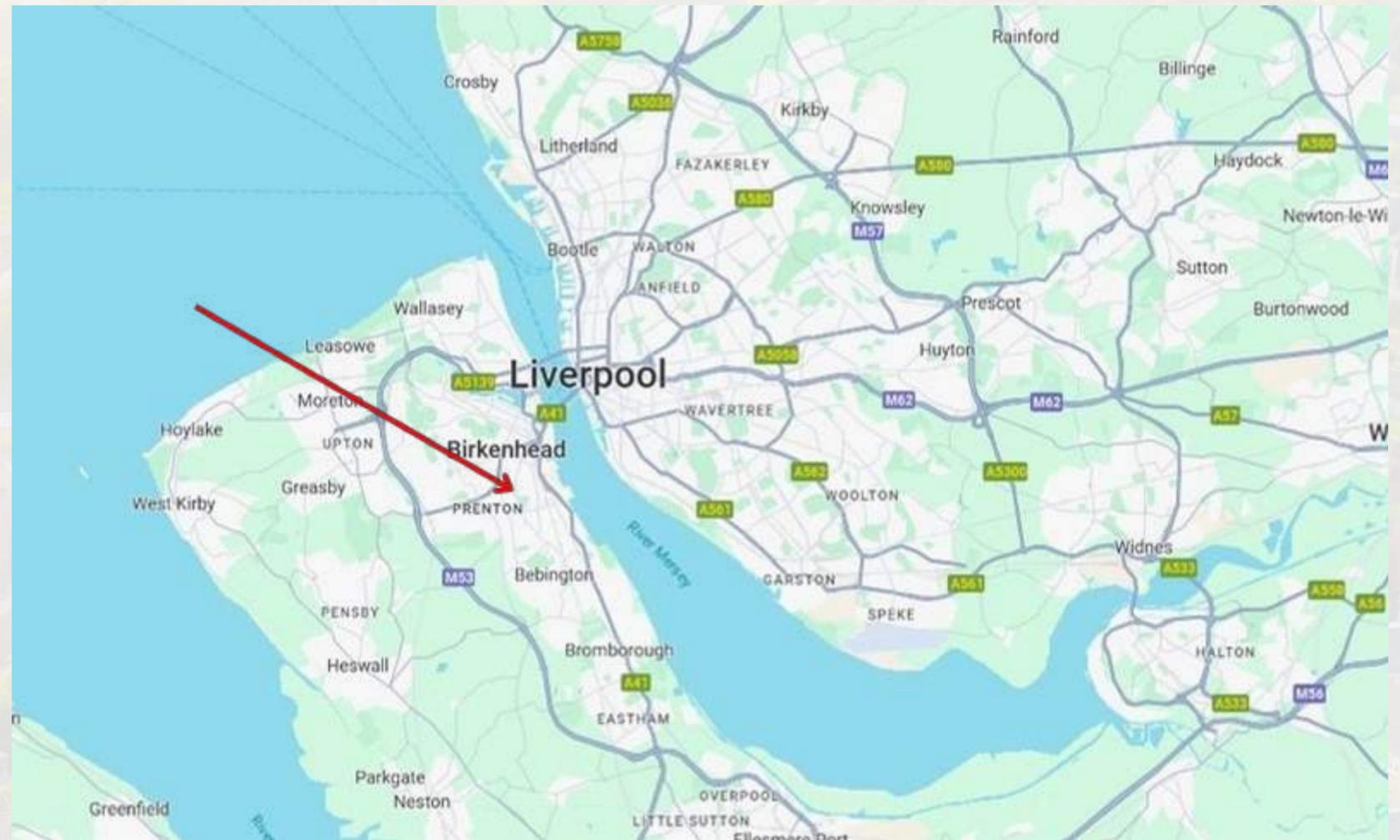
| | |
|--|-----------------|
| Purchase Price | £90 000 |
| Refurbishment | £18 000 |
| Stamp Duty (5% up to 125K and 7% up to 250k) | £4 500 |
| Legal fees | £3 000 |
| Done Up Value (DUV) | £110 000 |
| Final Rent | £825 |
| ROE | 17% |
| YIELD | 11% |
| TOTAL INVESTMENT COST (BTL) | ~£48 800 |
| Sourcing Fee | £4 250 |
| Property Management Fee | £4 000 |

REFURB

- Painting (entire house)
- New kitchen (moving to reception , including new plumbing)
- New Bathroom Appliances
- Carpets cleaning (1 room new carpet)
- Demolition and skip hire
- Fire alarms
- Fixing walls (boarding, plaster, dump proof)
- Old kitchen room plastering & bedroom chimney skimming
- New Garden door and 4 internal doors
- Certificate's

2 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.

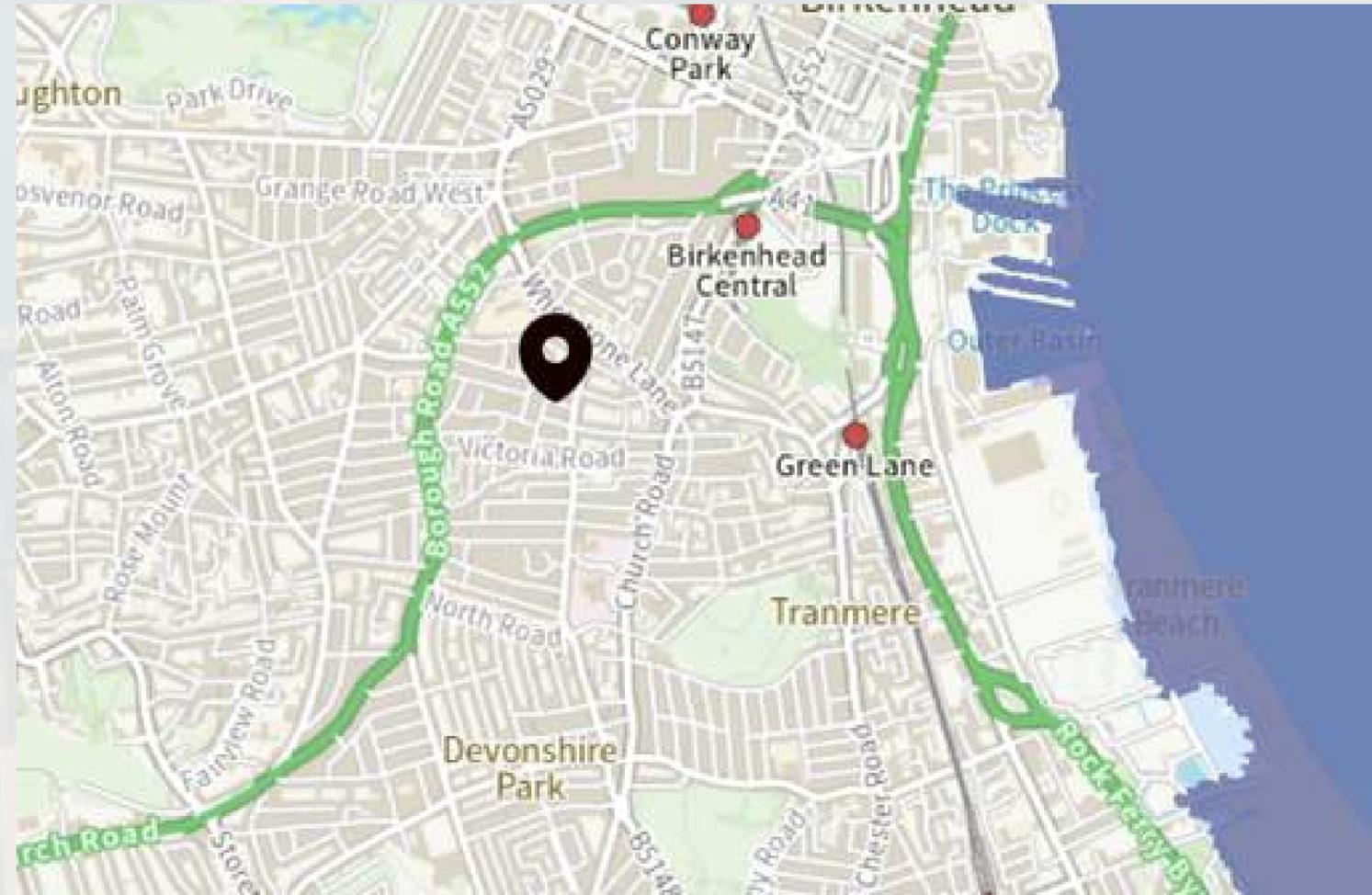


Birkenhead



£90,000

FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

48
Total Stops

Bus Stops 18

- Elm Grove
0.1km
- Whetstone Lane 2
0.2km
- Victoria Road 2
0.2km
- Maple Street 2
0.2km
- Aspendale Road
0.2km
- Frodsham Street
0.3km
- Whitfield Street
0.3km
- Shaw Street
0.4km
- Seymour Street
0.4km
- Carnforth Close

Nearby Stations

48
Total Stops

FER 6

- Woodside Birkenhead Ferry Terminal
1.7km
- Birkenhead Ferry Terminal
2.1km
- Seacombe Ferry Terminal
3.0km
- Gerry Marsden Ferry Terminal
3.1km
- Liverpool Isle of Man & Dublin Terminal
3.1km
- Liverpool Belfast Ferry Terminal Bootle
6.8km

Rail Station Entrance 19

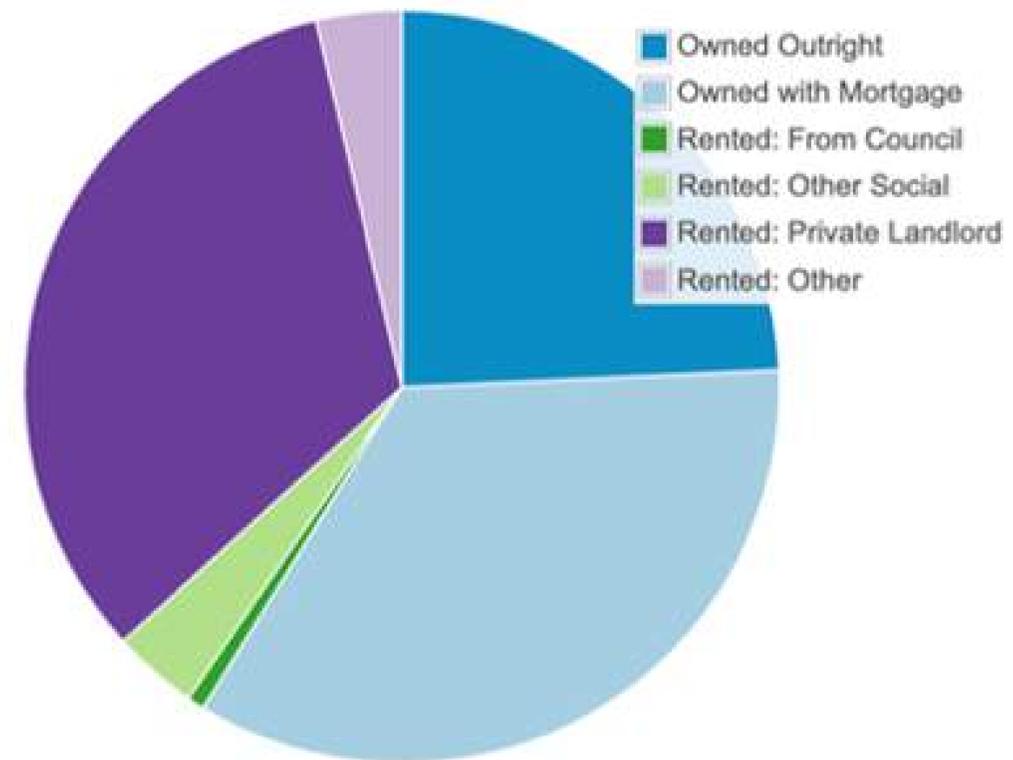
- Birkenhead Central Rail Station
0.7km
- Green Lane Rail Station
0.8km

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

HOUSING

| Housing Tenure | |
|--|------------|
| Owned Outright | 33 |
| Owned with Mortgage | 47 |
| Shared Ownership | 0 |
| Rented: From Council | 1 |
| Rented: Other Social | 5 |
| Rented: Private Landlord <i>inc. letting agents</i> | 45 |
| Rented: Other | 5 |
| Rent Free | 0 |
| Total | 136 |



SCHOOLS

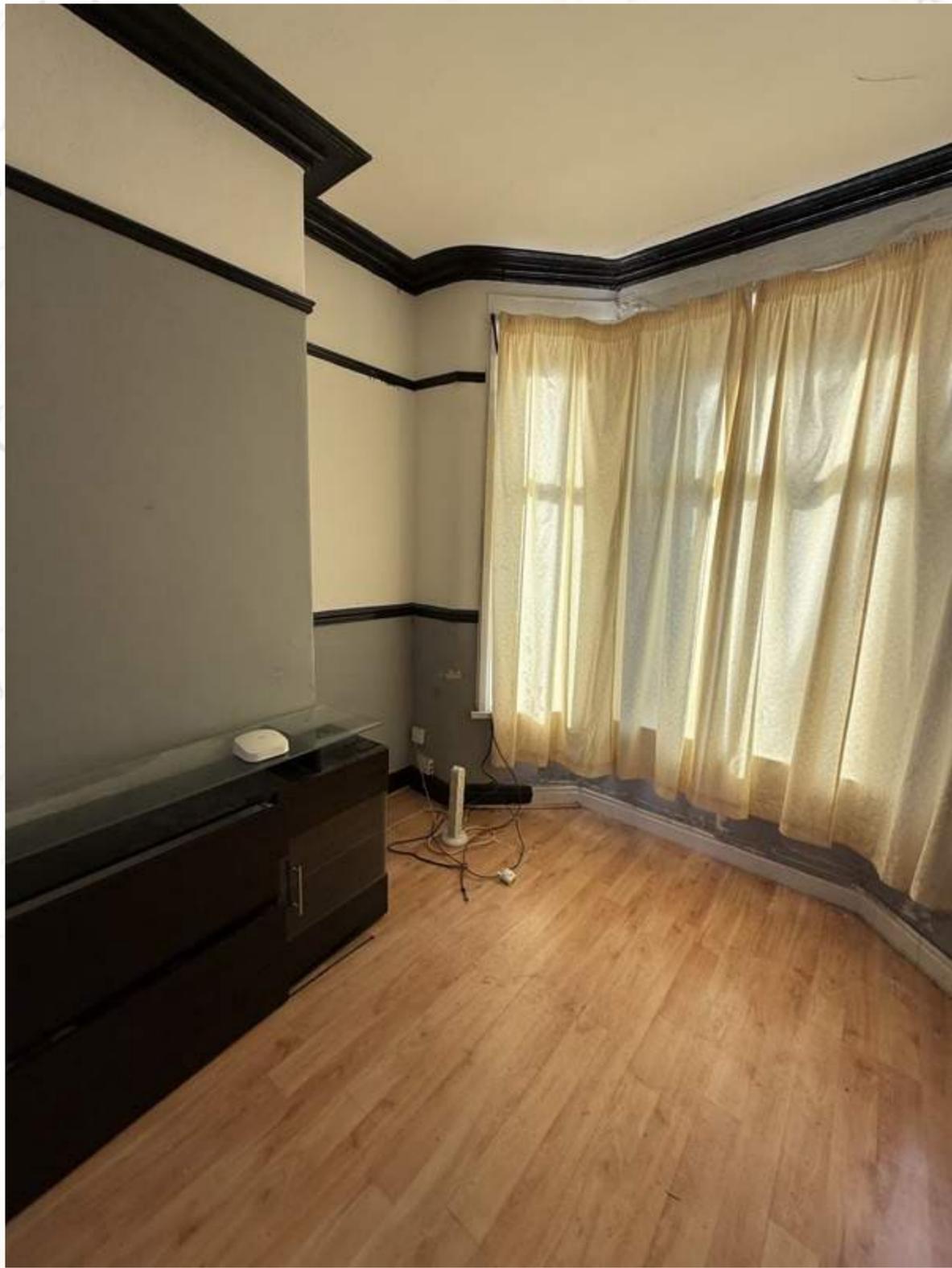
Nearest Schools

-  **Woodlands Primary School**
State School 0.1 miles 
-  **St Werburgh's Catholic Primary School**
State School 0.2 miles 
-  **Birkenhead Christ Church CofE Primary School**
State School 0.2 miles 
-  **Progress Schools - Wirral**
Independent School 0.5 miles 

PICTURES

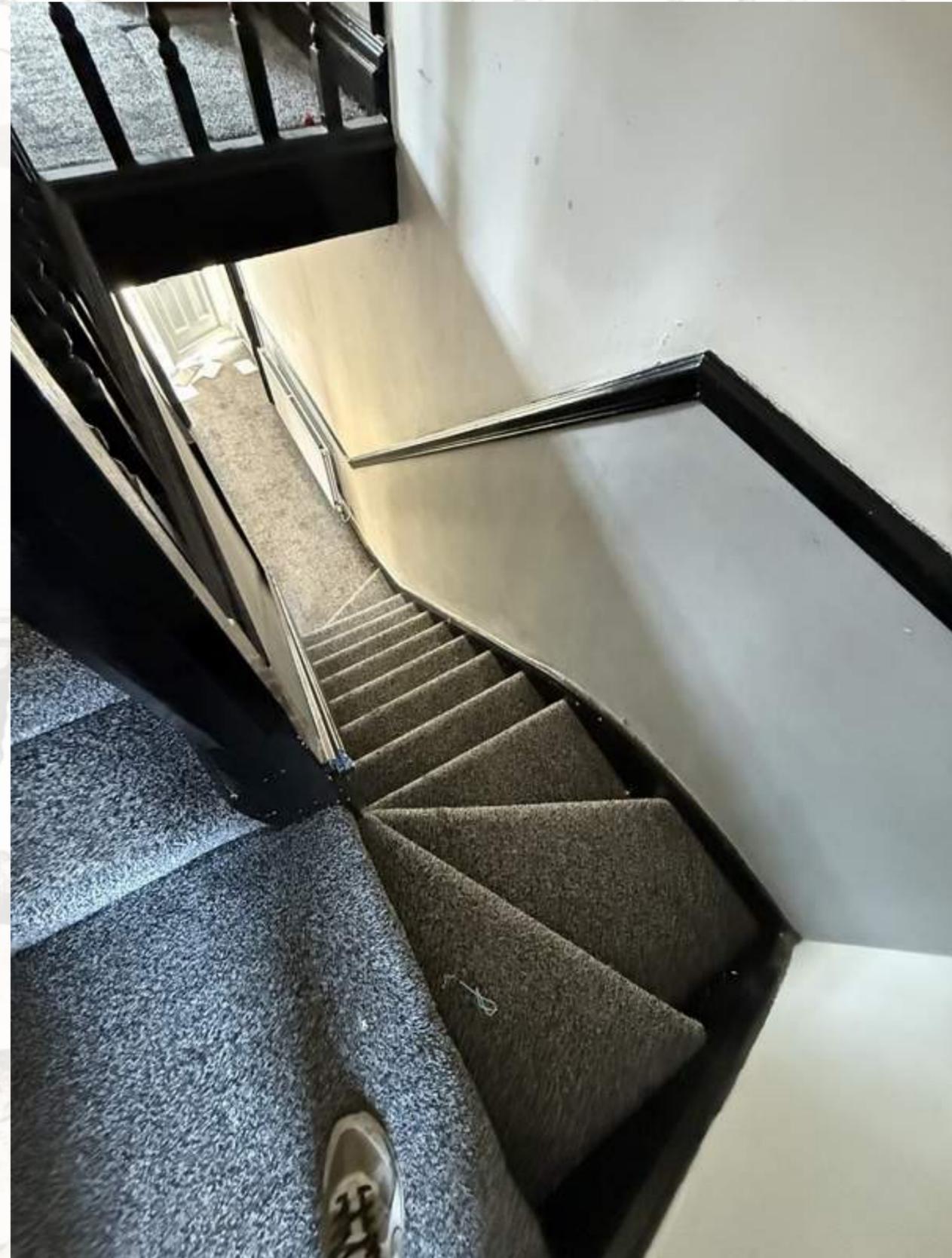












SOLD HOUSE PRICES



SOLD STC

Elmwood Road, Birkenhead, CH42

£120,000

Price Change History

12/12/2025: Initial asking price: £120,000

Can you afford it? Added on 12/12/2025

| PROPERTY TYPE | BEDROOMS | BATHROOMS | SIZE | TENURE |
|---------------|----------|-----------|-----------|----------|
| Terraced | 2 | 1 | Ask agent | Freehold |

18, Maybank Road, Birkenhead CH42 7HG

Terraced 2 Freehold

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

14 Aug 2025 £120,000



SOLD STC

Holt Hill, Birkenhead, CH41

£110,000

Price Change History

18/12/2025: Initial asking price: £110,000

Can you afford it? Reduced on 17/09/2025

| PROPERTY TYPE | BEDROOMS | BATHROOMS | SIZE | TENURE |
|---------------|----------|-----------|-----------|----------|
| House | 2 | 1 | Ask agent | Freehold |

139, Hinderton Road, Birkenhead CH41 9AB

Terraced 2 Freehold

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

4 Nov 2025 £128,500



RENTAL PRICES



Let agreed
£950 pcm (£219.23 pw)

2 beds • 2 baths
Shrewsbury Road, Prenton, Merseyside CH43

A large 2 bedroom basement flat in an impressive close to the centre of ...



Let agreed

£1,200 pcm (£276.92 pw)

2 beds • 2 baths • 2 receptions
The Old Factory, Prenton CH43

Unfurnished and superbly converted spacious town house positioned in



Let Agreed
£895 pcm
£206.54 pw

Let agreed

Property reference: 2730449

Meet the Landlord



Roger B.

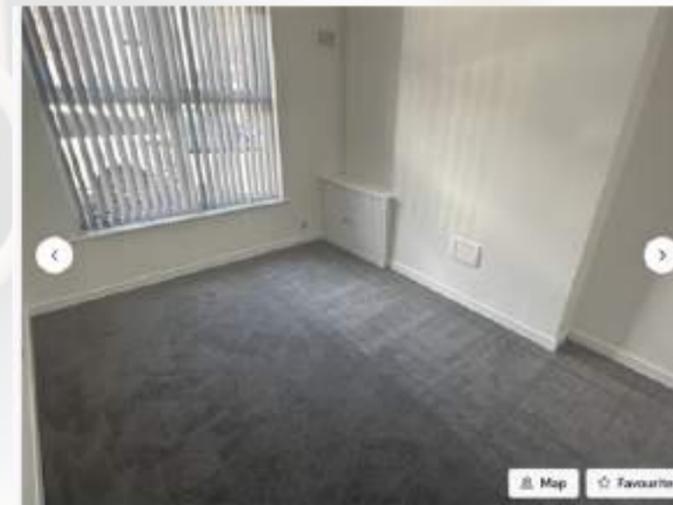
Let agreed

Response Rate: 100%
Response Time: Within 4 Days

Map Favourite

2 Bed Terraced House, Linwood Road, CH42

2 bedrooms • 1 bathrooms • 4 tenants max. • Birkenhead



Let Agreed
£895 pcm
£206.54 pw

Let agreed

Property reference: 2752138

Meet the Landlord



Charlotte S.

Response Rate: 97%
Response Time: Within 7 Days

Map Favourite

Report Listing

2 Bed Terraced House, Eastbourne Road, CH41

2 bedrooms • 1 bathrooms • 4 tenants max. • Birkenhead



1/6
£800 pcm ↔



Park Road, Birkenhead

Terraced 2 1

0.65 miles

Two-Bedroom Mid-Terrace Home to Let - Tranmere, Birkenhead
This well-presented two-bedroom mid-terrace property is located in a convenient residential area of Tranmere, close to local shops,...

LET AGREED

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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