



**Houcell**

By Dowbusz Group

# BENEFITS OF PROPERTY INVESTMENT

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**Passive  
Income**



**Growth  
Potential**



**Stability**



**ARE YOU READY FOR  
PROPERTY INVESTMENT?**

# SINGLE LET PROJECT

3 bed terraced



Liverpool –  
Wirral



Mortgage



# DETAILS

Building type

**3 Bed Terraced**

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	<b>£114 000</b>
Refurbishment	<b>£23 000</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£5 700</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£155 000</b>
Final Rent	<b>£985</b>
ROE	<b>20%</b>
YIELD	<b>10%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£61 150</b>
Sourcing Fee	<b>£4 250</b>
Property Management Fee	<b>£4 000</b>

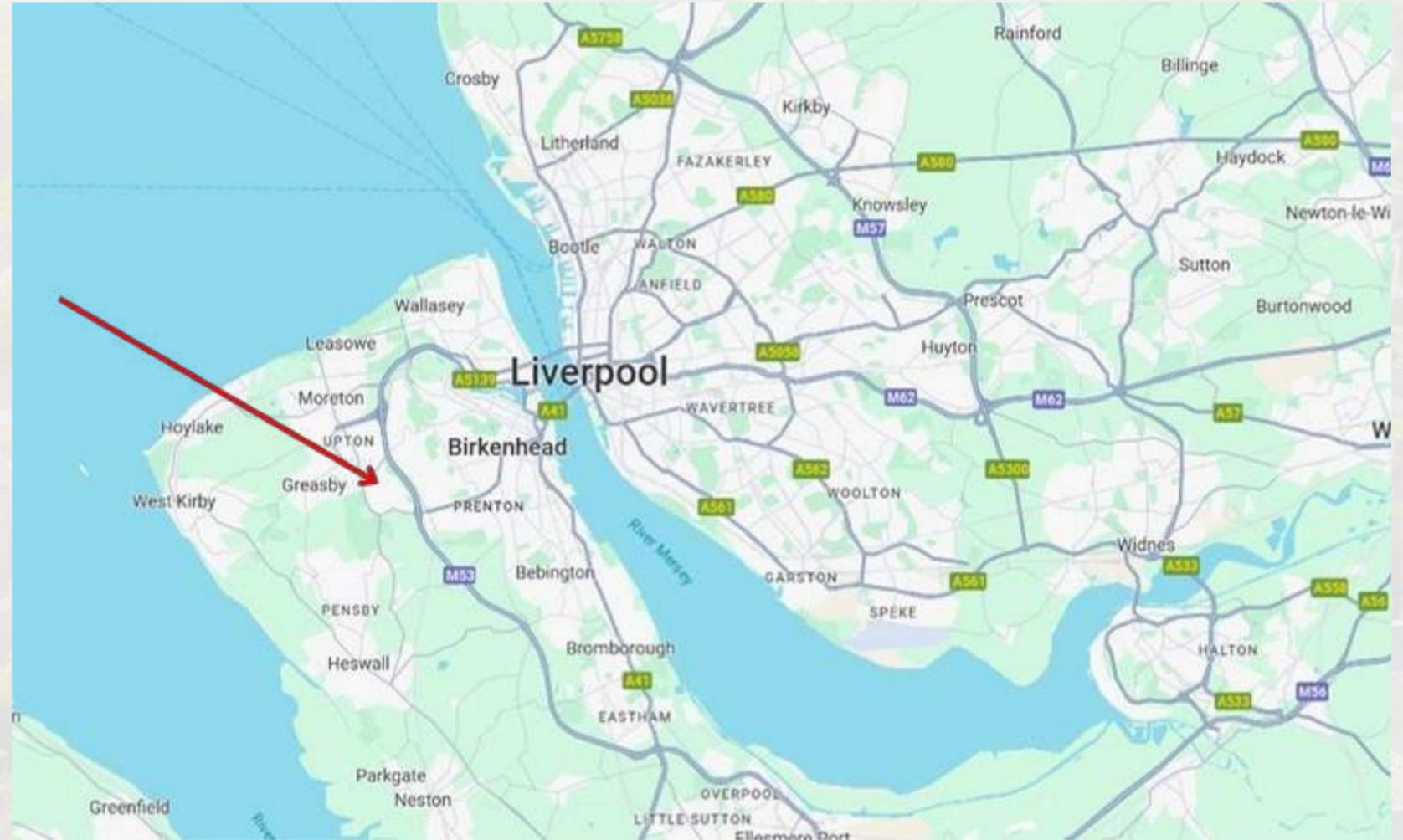
# REFURB

- Painting (entire house)
- Kitchen Refresh
- Bathroom Refresh
- New Boiler
- New carpets
- Demolition and skip hire
- New Alarms
- Fixing and skimming walls
- Tearing off wallpaper and skimming
- New internal and external doors
- New Garden Pannels , garden trimming
- Certificate's

# 3 Bed Terraced

The Wirral is a vibrant peninsula full of charm, blending coastal beauty with everyday convenience. Known for its scenic coastline, sandy beaches, and stunning views across the River Mersey and Dee Estuary, it offers a relaxed lifestyle with a strong sense of community. With excellent transport links via road, rail, and ferry, residents enjoy quick and easy access to Liverpool, Chester, and surrounding areas.

The Wirral has a friendly, community-focused atmosphere and continues to see investment in housing and local amenities. For property investors, it presents an attractive opportunity, with competitive prices, steady rental demand, and promising long-term growth as the area becomes increasingly popular.

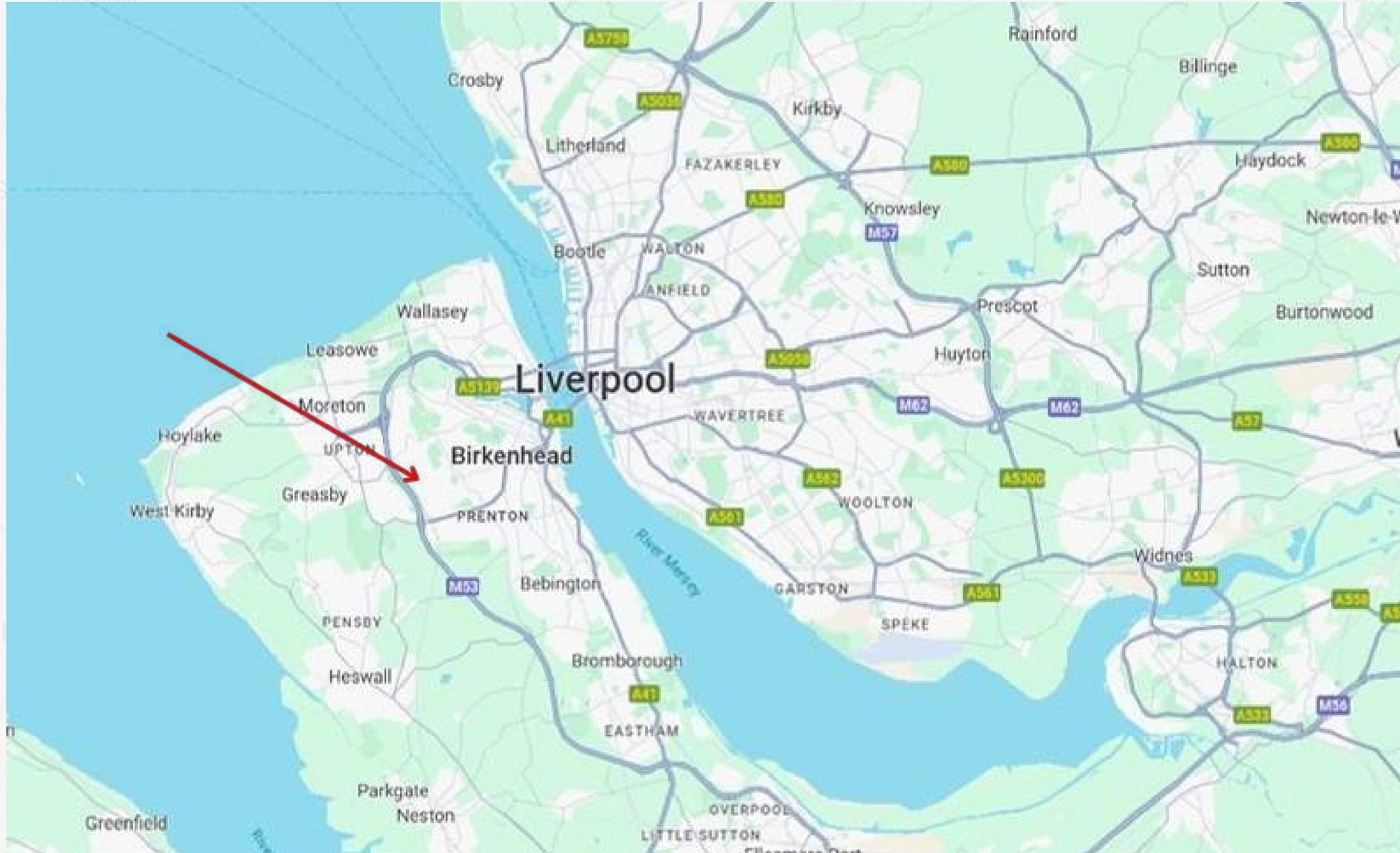


Wirral

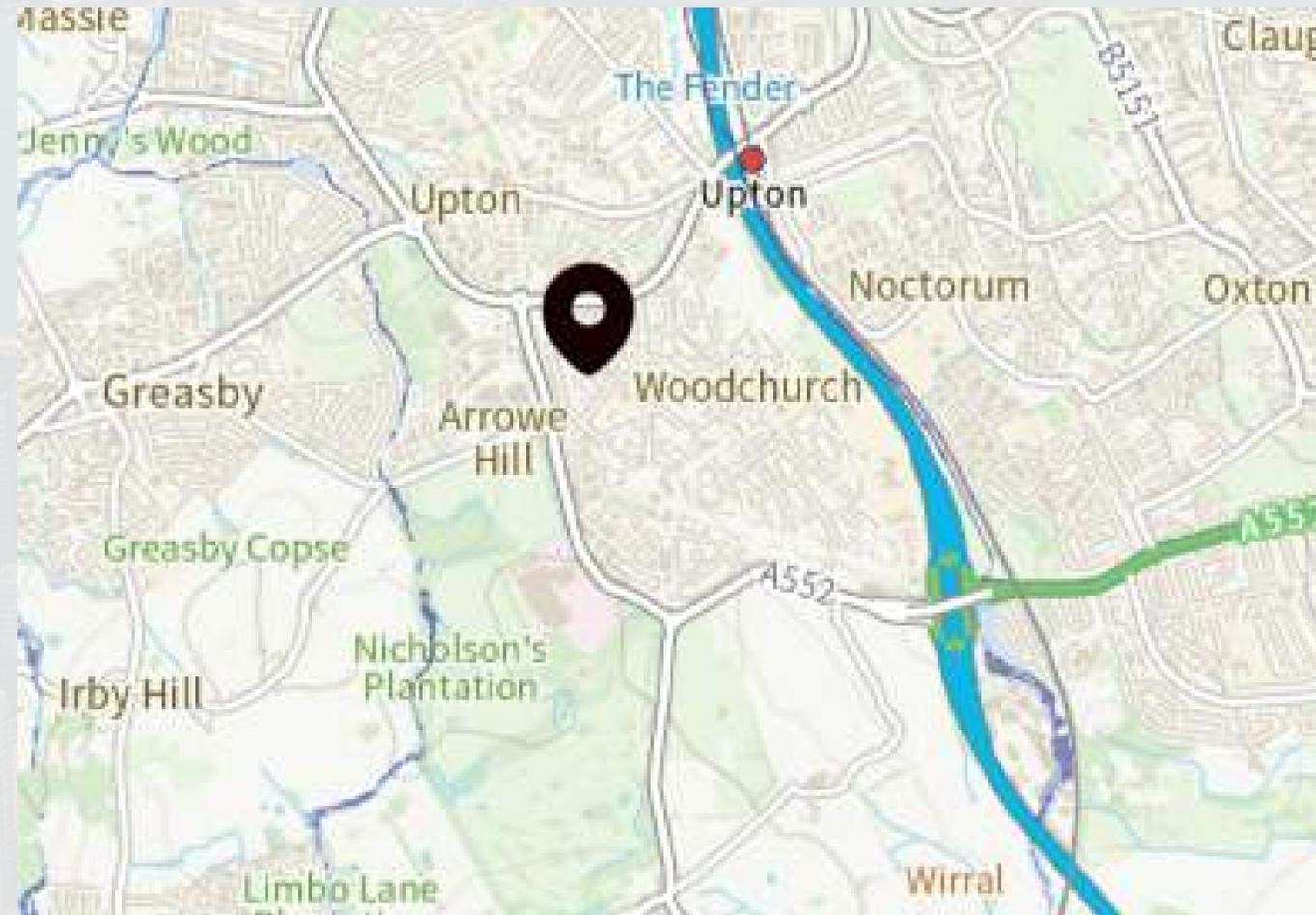


£114,000

# LOCATION



# FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

# BUS / TRAIN

## Nearby Transport

28

Total Stops

### Bus Stops

10

- Fenpark Road 4  
0.0km
- Duke Street 2  
0.2km
- Park Street 2  
0.2km
- Duke of Wellington  
0.3km
- Royal Street  
0.4km
- Berdmore Street  
0.6km
- Victoria Place 4  
0.6km
- Annette Road 2  
0.7km
- Foley Arms 2  
0.8km

## Nearby Stations

28

Total Stops

### Metro/Underground Entrance

- Cheddleton (Churnet Valley Railway)  
11.2km
- Kingsley & Froghall (Churnet Valley Railway)  
12.7km

### Rail Station Entrance

- Longton Rail Station  
1.3km
- Stoke-on-Trent Rail Station  
2.3km
- Wedgwood Rail Station  
5.4km
- Barlaston Rail Station  
6.3km
- Blythe Bridge Rail Station  
6.5km

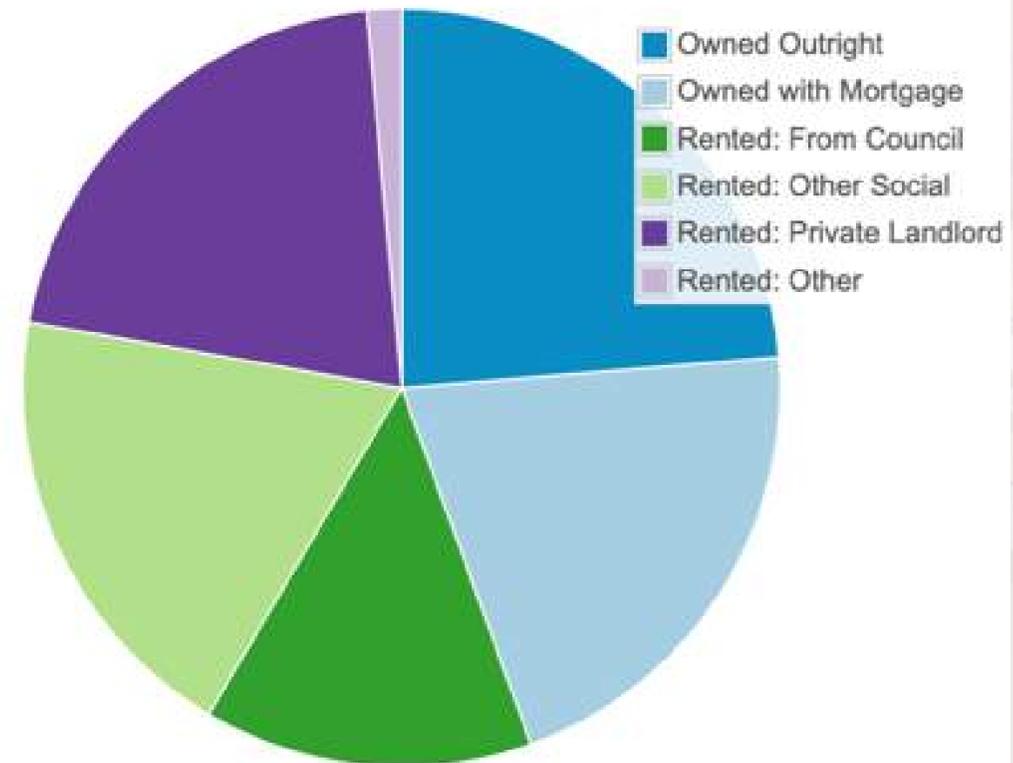
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# HOUSING

## Housing Tenure

Owned Outright	32
Owned with Mortgage	28
Shared Ownership	0
Rented: From Council	19
Rented: Other Social	26
Rented: Private Landlord <i>inc. letting agents</i>	28
Rented: Other	2
Rent Free	0
<b>Total</b>	<b>135</b>



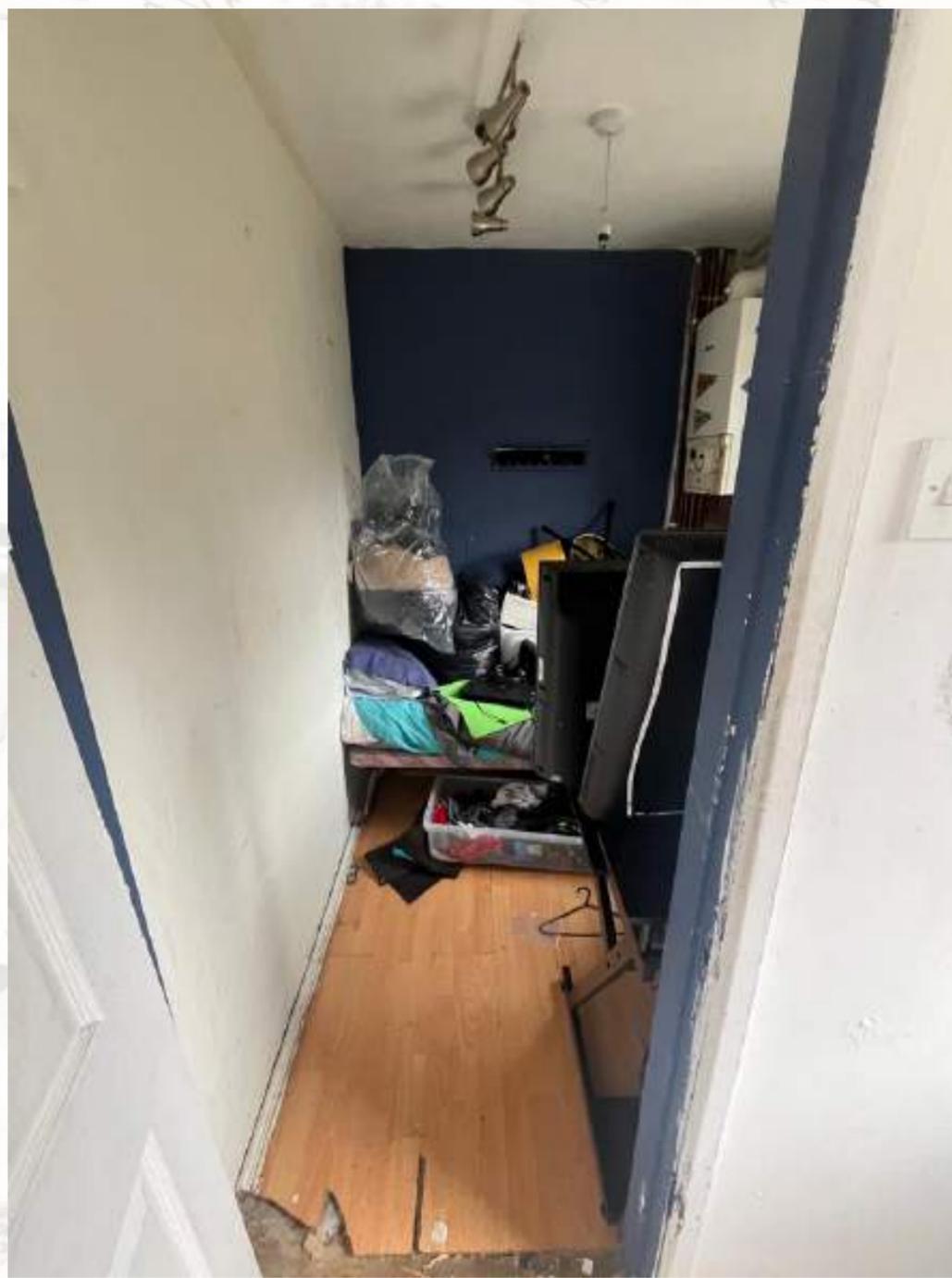
# SCHOOLS

## Nearest Schools

-  **Gilbrook School**  
State School 0.1 miles 
-  **Meadowside School**  
State School 0.4 miles 
-  **Meadowside School**  
State School 0.4 miles 
-  **Woodchurch CofE Primary School**  
State School 0.5 miles 

# PICTURES















# SOLD HOUSE PRICES

141, Arrowe Park Road, Wirral CH49 5PB

Terraced 2 Freehold

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

18 Dec 2024 £165,000



53, Woodland Road, Wirral CH49 8HN

Terraced 3 Freehold

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

21 Nov 2025 £185,000



160, Big Meadow Road, Wirral CH49 9AN

Terraced 3 Freehold

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

20 Sep 2024 £186,000



**SOLD STC**

Shortfield Road, WIRRAL, Merseyside, CH49

**£175,000**

Price Change History

26/12/2025 Initial asking price: £175,000

Can you afford it? Added on 26/12/2025

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



**SOLD STC**

Orreets Meadow Road, Wirral

**£160,000**

Price Change History

12/12/2025 Initial asking price: £160,000

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

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

# RENTAL PRICES



**£1,100 pcm (£254 pw)**

Elm Avenue, WIRRAL

House 3

Three Bedrooms | Two Reception Rooms | EPC rating TBC | Driveway



Jones & Chapman - Prenton

Added > 14 days 0151 382 9631



Let Agreed

**£1,100** pcm

£253.85 pw

Let agreed

Property reference: 2796776

Meet the Landlord



Ibou T.

VERIFIED

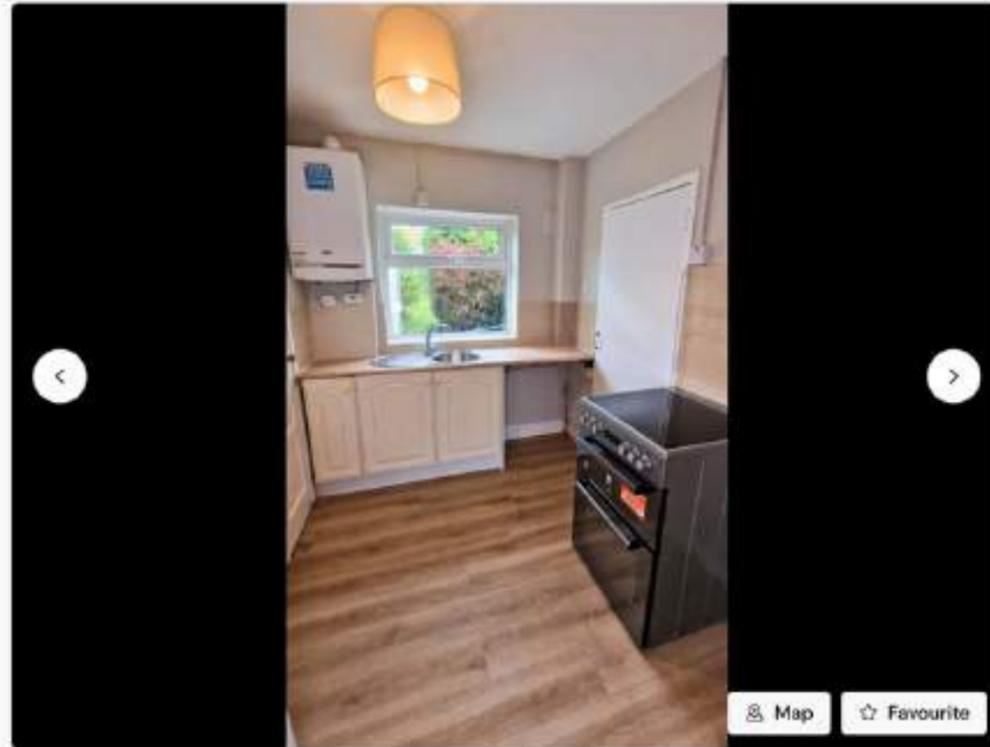
Response Rate: 100%

Response Time: Within 23 Hours

Report Listing

**3 Bed End Terrace, Gainsborough Road, CH49**

3 bedrooms 1 bathrooms 2 tenants max Wirral



Let Agreed

**£990** pcm

£228.48 pw

Let agreed

Property reference: 2596061

Meet the Landlord



Bart A.

Response Rate: 100%

Response Time: Within 22 Hours

Report Listing

**3 Bed Terraced House, Hoole Road, CH49**

3 bedrooms 1 bathrooms 5 tenants max Wirral



Let agreed

**£950 pcm (£219 pw)**

Shrewsbury Road, Prenton CH43

Flat 2 2

Un-Furnished | Two Bedrooms

Propeller - Merseyside

Added > 14 days

# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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