



Houseell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 Bed Terraced



Stoke-on-trent



Mortgage

DETAILS

Building type

2 Bed Terrace

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

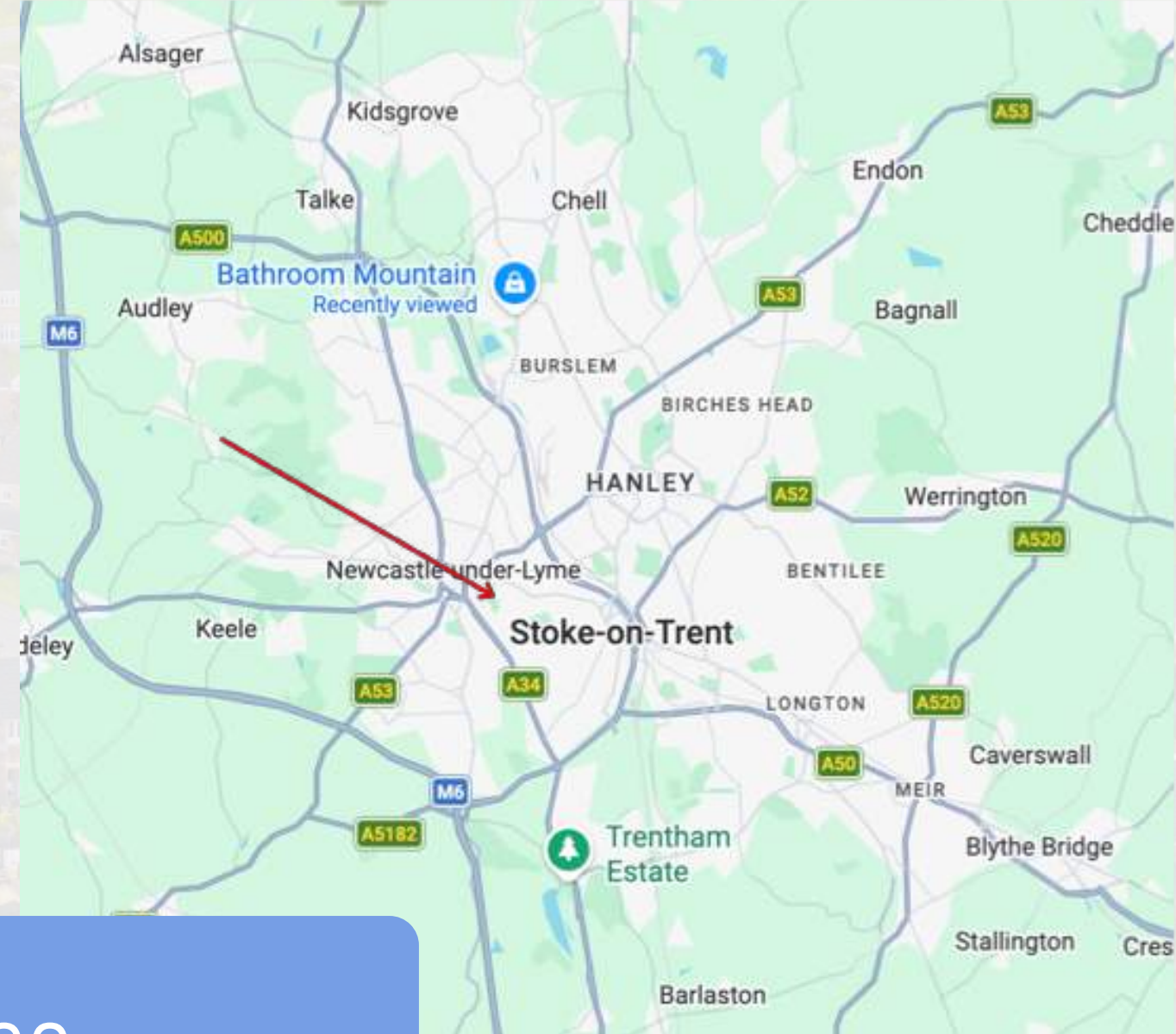
Purchase Price	£100 000
Refurbishment	£11 300
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 000
Legal fees	£3 000
Done Up Value (DUV)	£125 000
Final Rent	£825
ROE	20%
YIELD	10%
TOTAL INVESTMENT COST (BTL)	~£45 000
Sourcing Fee	£4 250
Property Management Fee	£4 000

REFURB

- Painting
- Demolition/Clerance & skip hire
- New carpets & Downstairs floor
- Bathroom Refresh
- New kitchen splashback and oven with hob
- Alarms
- Certificate's

2 bed terraced

Located in the heart of Staffordshire, Stoke-on-Trent blends industrial heritage with a growing modern identity. Famous for its world-renowned pottery industry, the city offers a unique mix of cultural attractions, green spaces, and close-knit neighbourhoods. With strong transport connections to Manchester, Birmingham, and London via road and rail, it provides excellent convenience for commuters and families alike. Ongoing regeneration and investment are helping Stoke evolve into a vibrant centre for business and living. For property investors, the city delivers attractive entry prices, consistent rental demand, and promising long-term growth as redevelopment continues to enhance the wider local economy.

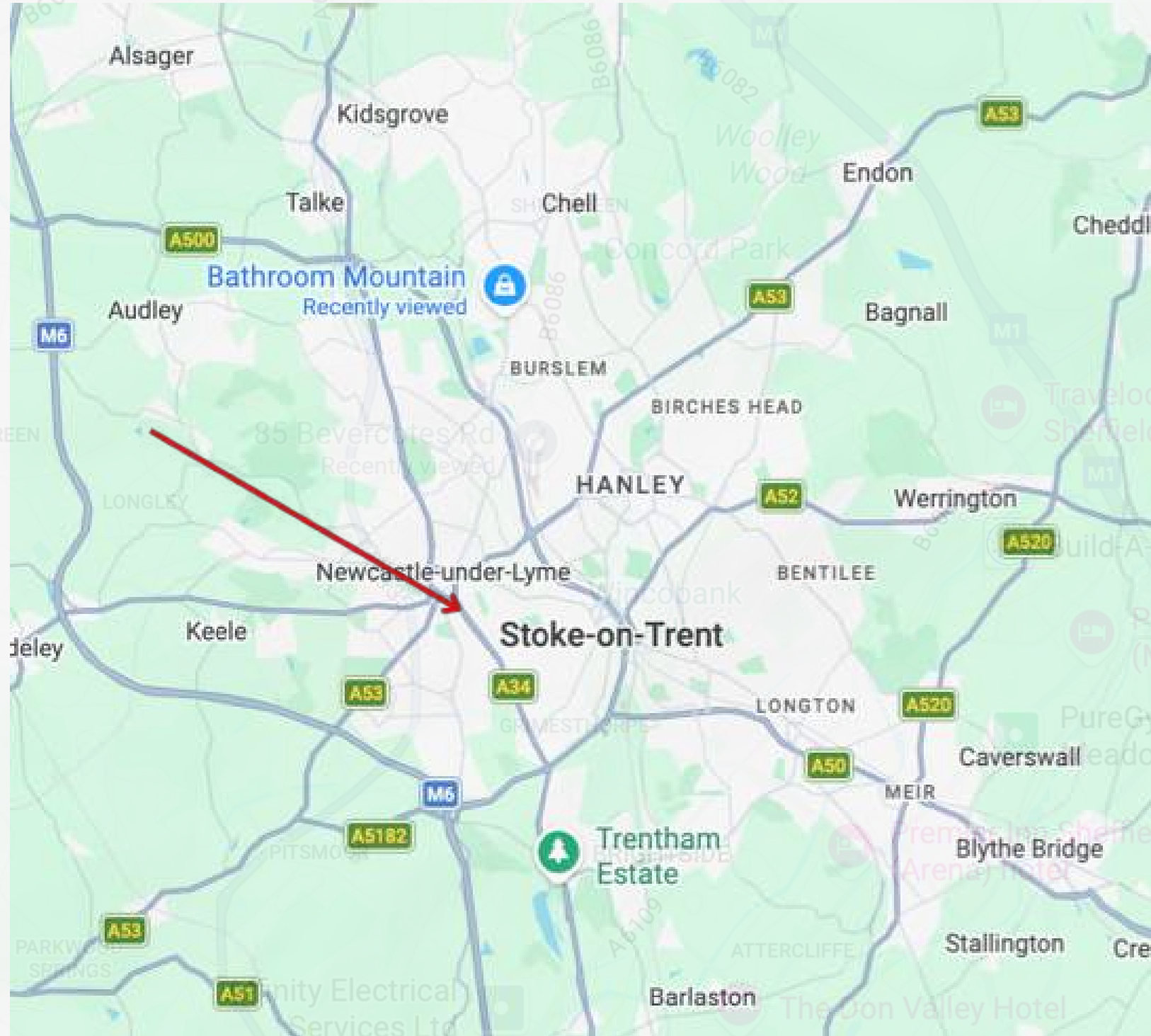


Stoke-on-trent

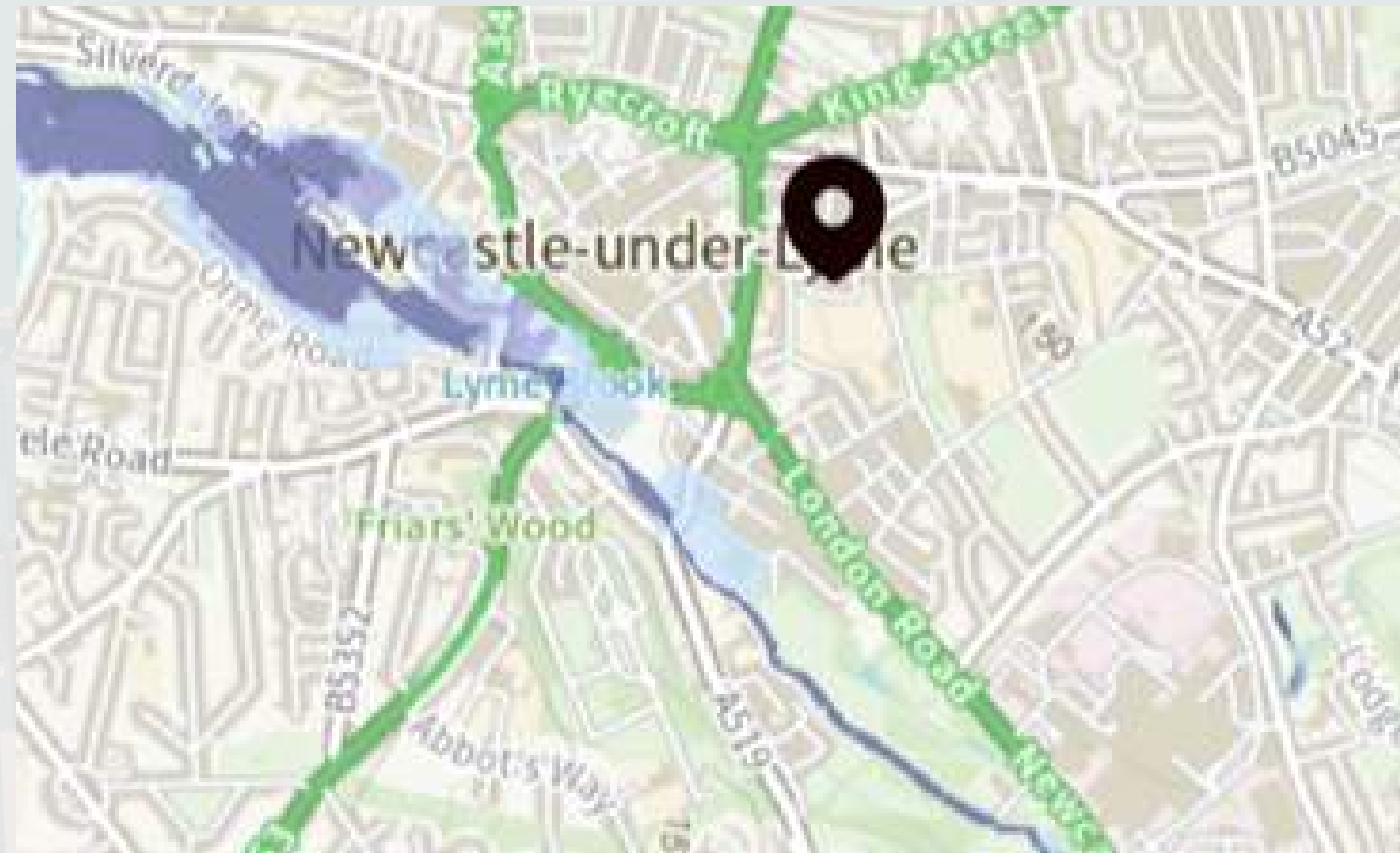


£100,000

LOCATION




FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060


BUS / TRAIN

 **Nearby Transport**

29
Total Stops

Bus Stops 12

- Seagrave Street 2
0.2km
- Leisure Centre
0.2km
- Hanover Street 2
0.3km
- York Street
0.3km
- Borough Arms Hotel 2
0.3km
- Cherry Tree PH 2
0.4km
- Hannover Street
0.4km
- Merrial Street 4
0.4km
- Sidmouth Avenue 2
0.5km

 **Nearby Stations**

29
Total Stops

Metro/Underground Entrance 1

- Cheddleton (Churnet Valley Railway)
14.3km

Rail Station Entrance 9

- Stoke-on-Trent Rail Station
2.7km
- Longport Rail Station
3.5km
- Longton Rail Station
6.1km
- Wedgwood Rail Station
7.5km
- Barlaston Rail Station
8.3km
- Kidsgrove Rail Station
8.6km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Owned

38%

64%

Private rented

53%

18%

Social rented

9%

18%

SCHOOLS



Hassell Primary School

State School

0.1 miles



Newcastle-under-Lyme School

Independent School

0.1 miles



Demetae Academy

Independent School

0.3 miles



Lyme Brook Independent School

Independent School

0.3 miles



PICTURES












SOLD HOUSE PRICES



SOLD STC

Harrison Street, Newcastle Under Lyme, ST5

Offers in Excess of **£129,950**


Price Change History
16/03/2026 - Initial asking price: £129,950

Can you afford it? Added on 16/03/2026

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

MARKETED BY
Belvoir, Stafford
The Old Studio, 35b Marsh Street, Stafford, ST16 3BQ
More properties from this agent

Call agent
Request details



SOLD STC

Hatrell Street, Newcastle

Offers in Excess of **£132,000**

Price Change History
06/02/2026 - Initial asking price: £132,000

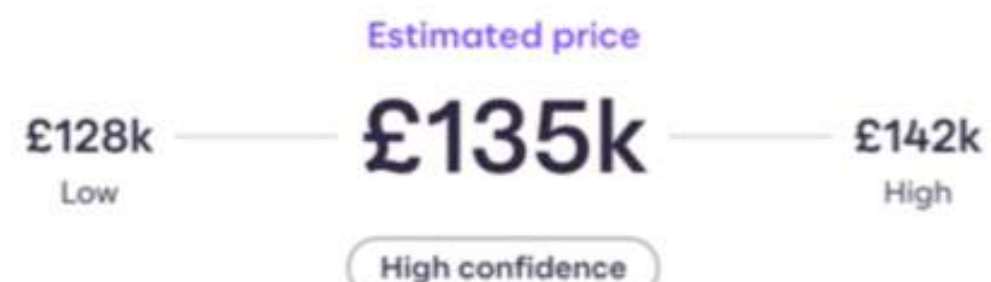
Can you afford it? Added on 06/02/2026

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

MARKETED BY
Keates, Stoke On Trent
84 Church Street, Stoke-On-Trent, ST4 1BS
More properties from this agent

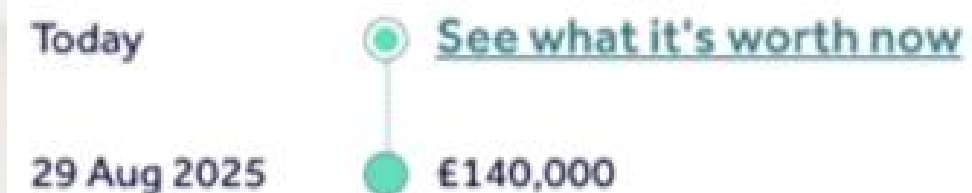
Call agent

Zoopla estimate



60, Garden Street, Newcastle ST5 1BW

Terraced 2 Freehold



RENTAL PRICES



2 Bed Terraced House, Langley St, ST4

Let Agreed

£830 pcm
£191.54 pw

Let agreed

Property reference: 1421834

Meet the Landlord

D

Togy G.
Response Rate: 100%
Response Time: Within 3 Days

Report Listing



2 Bed Terraced House, Simonburn Avenue, ST4

2 bedrooms • 1 bathrooms • 4 tenants max. • Stoke-On-Trent

Let Agreed

£875 pcm
£201.92 pw

Let agreed

Property reference: 2758222

Meet the Landlord

D

Donna-Marie L.
Response Rate: 100%
Response Time: Within 5 Days

Report Listing



Let agreed

£850 pcm (£196.15 pw)

2 beds • 2 baths • 2 receptions
Basford Park Road, Newcastle-Under-Lyme ST5

Simply Rent are pleased to bring to the market this stunning, two bedroom terrace property, situated in the popular area of ...



Call Email

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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