



Houcell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



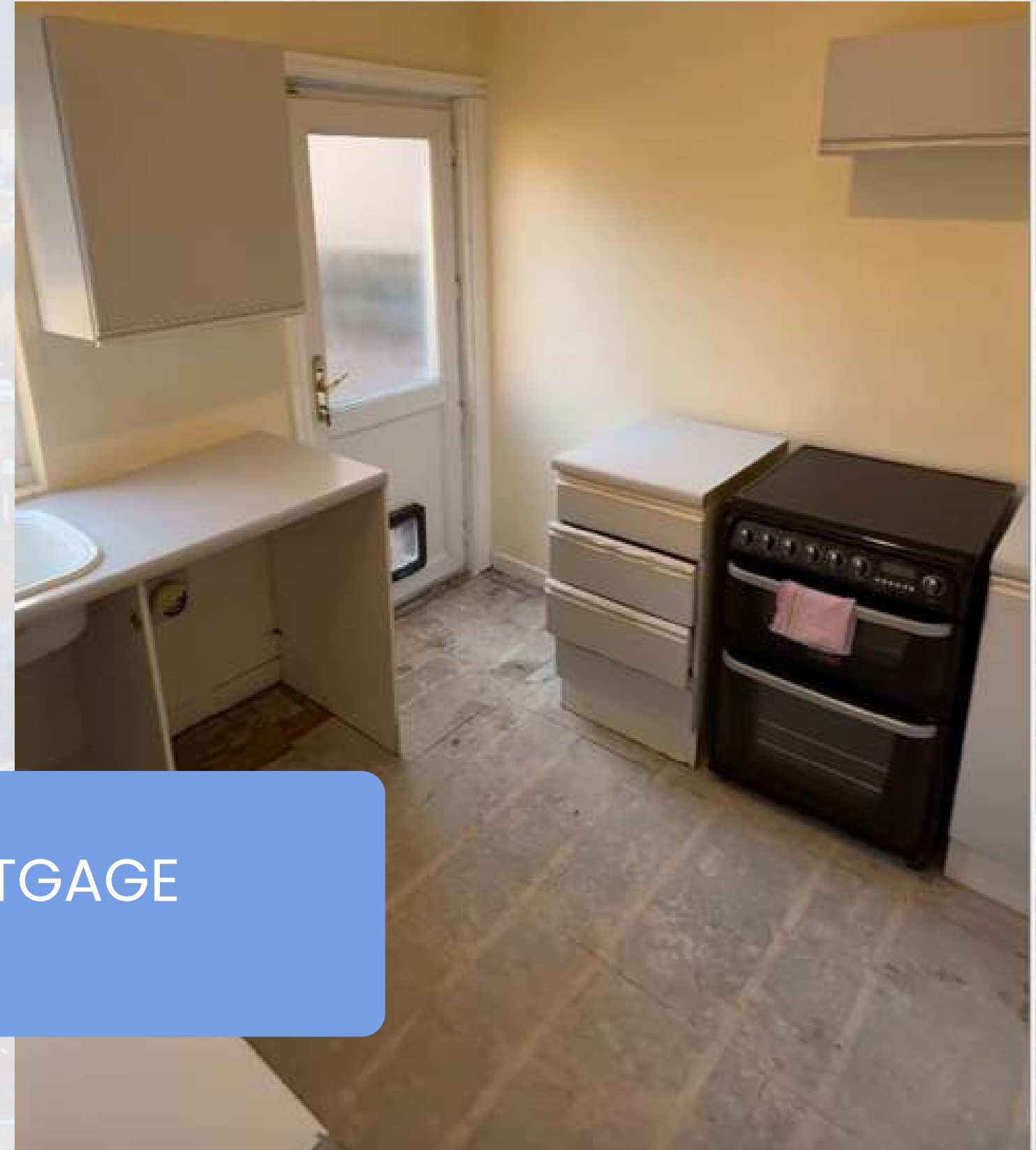
Stability



**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

Electric

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

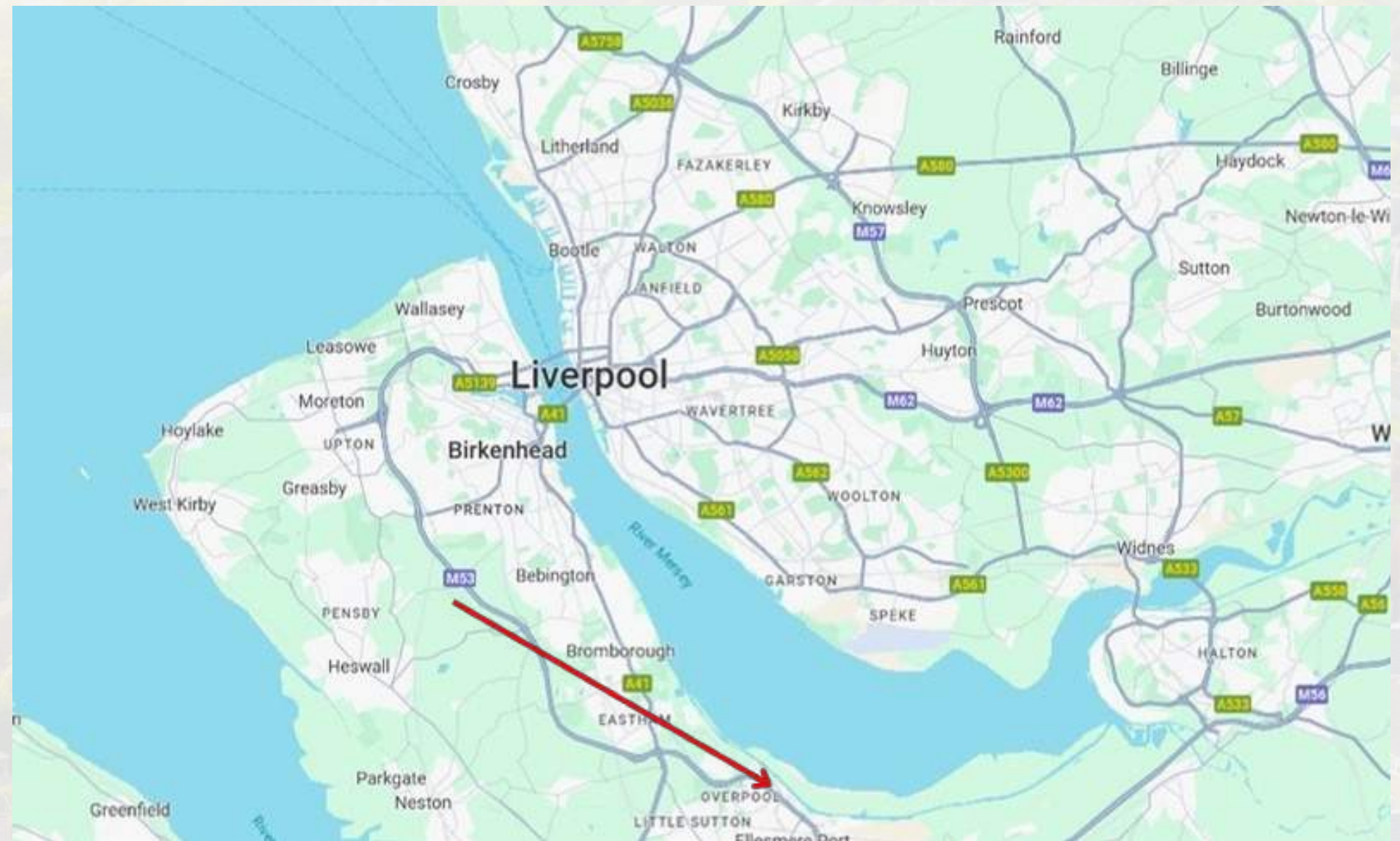
Purchase Price	£85 000
Refurbishment	£23 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 250
Legal fees	£3 000
Done Up Value (DUV)	£118 000
Final Rent	£825
ROE	20%
YIELD	12%
TOTAL INVESTMENT COST (BTL)	~£52 200
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

- Painting
- New Fusebox & alarms
- New Bathroom Fittings including extractor
- New Ground Floor
- New Carepts Upstairs
- New Plumbing (Entire House)
- New gas supply installation
- Chimney Flashing
- New Kitchen Refresh (New appliance, unit fronts, worktop covers etc)
- Repairing a damp kitchen wall
- 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.

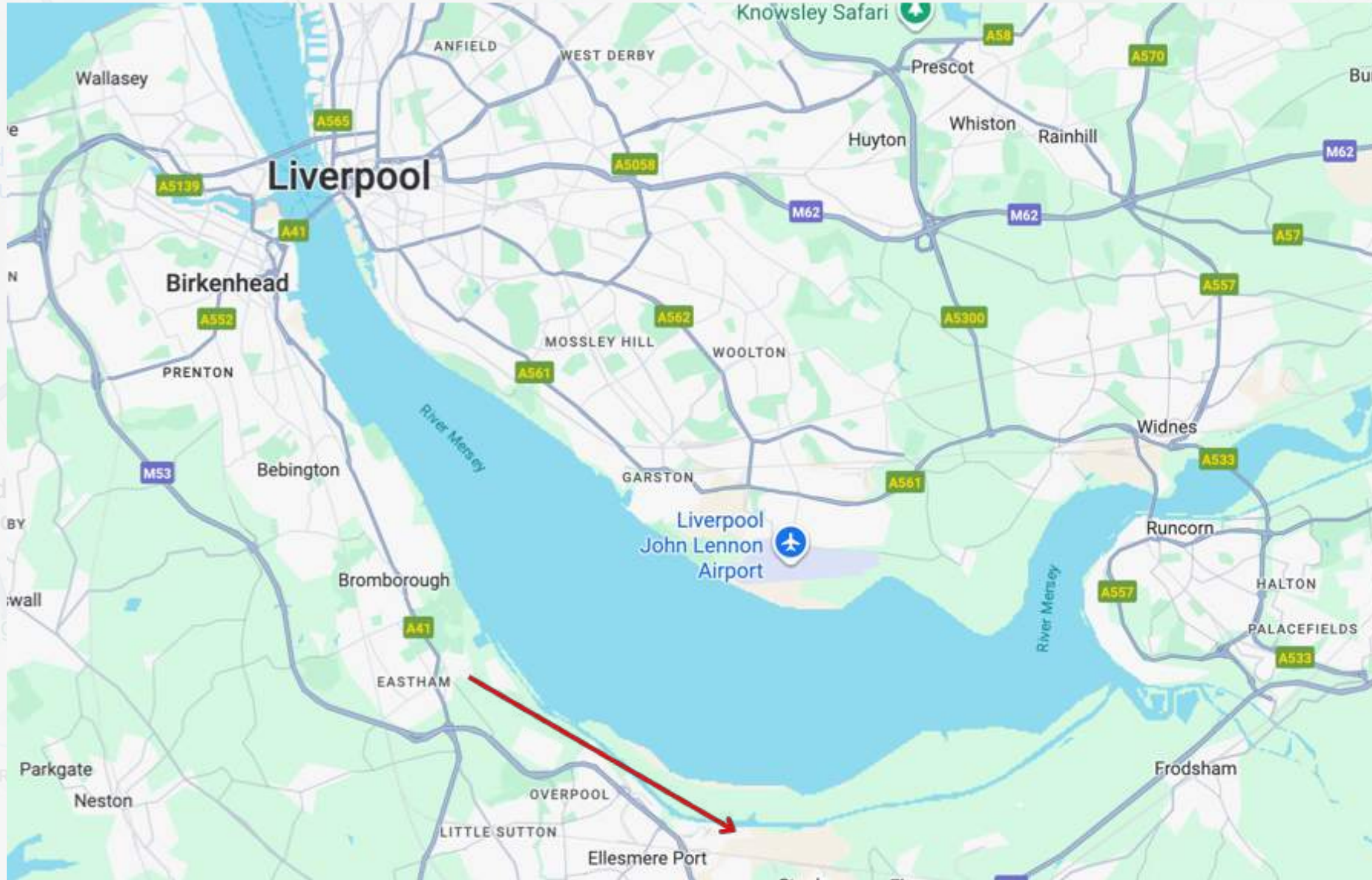


Cheshire



£85,000

LOCATION



BUS / TRAIN

Nearby Transport

43
Total Stops

Bus Stops 14

- George Street 2
0.1km
- Oak Street
0.2km
- Elm Street
0.2km
- Wilkinson Street 2
0.2km
- Percival Road 2
0.5km
- Charles Price Gardens 2
0.5km
- Station Road
0.5km
- Westminster Road 2
0.5km
- Ellesmere Park 2
0.6km

Nearby Stations

43
Total Stops

FER 5

- Woodside Birkenhead Ferry Terminal
14.0km
- Gerry Marsden Ferry Terminal
14.5km
- Liverpool Isle of Man & Dublin Terminal
14.7km
- Birkenhead Ferry Terminal
15.0km
- Seacombe Ferry Terminal
15.6km

Rail Station Entrance 19

- Ellesmere Port Rail Station
0.7km
- Overpool Rail Station
1.7km

EPC

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

HOUSING

Tenure

Owned	37%	63%
Private rented	29%	19%
Social rented	32%	18%

SCHOOLS

Nearest Schools

-  **Westminster Community Primary School**
State School 0.2 miles 
-  **William Stockton Community Primary School**
State School 0.5 miles 
-  **Cambridge Road Community Primary and Nursery School**
State School 0.6 miles 
-  **Ellesmere Port Church of England College**
State School 0.8 miles 

PICTURES



Handwritten text in Italian, including names like "Dubini in cucina", "F. lo: Maria", "F. D. Nicolai", and "Cappitane".










SOLD HOUSE PRICES

£125,000
28 Oct 2024

0.0 miles away

SOLD



26, Livingstone Road, Ellesmere Port **CH65 2BE**

1
2



UNDER OFFER
Grafton Road, Ellesmere Port

£120,000

27, Westminster Road, Ellesmere Port CH65 2EF

Terraced 2 Freehold

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

18 Jul 2024 £119,000

21 May 2004 £60,000

[View +1 more](#)



17

Tracking

Tracking because I am curious

Zoopla estimate


Estimated price

£95k Low **£118k** High £142k

Low confidence


Last updated on Thursday

[How we calculate and rate our estimates](#)



See inside the estimate →

RENTAL PRICES




Let Agreed
£875 pcm
£201.92 pw

Property reference: 2888198

Meet the Landlord

Josh B.
Response Rate: 100%
Response Time: Within 4 Days

2 Bed Terraced House, Highfield Road, CH65
2 bedrooms • 1 bathroom • 4 tenants max. • Ellesmere Port




Let Agreed
£850 pcm
£196.25 pw

Property reference: 2761185

Meet the Landlord

Jonathan W.
Response Rate: 100%
Response Time: Within 5 Days

2 Bed Terraced House, Highfield Road, CH65
2 bedrooms • 1 bathroom • 3 tenants max. • Ellesmere Port




Let Agreed
£875 pcm
£201.92 pw

Property reference: 2461813

Meet the Landlord

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

2 Bed End Terrace, Dudley Road, CH65



Let Agreed
£825 pcm
£190.38 pw

Property reference: 2682108

Meet the Landlord

Craig J.
Response Rate: 100%
Response Time: Within 2 Days

2 Bed Terraced House, Victoria Road, CH65
2 bedrooms • 1 bathroom • 2 tenants max. • Ellesmere Port

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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