



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

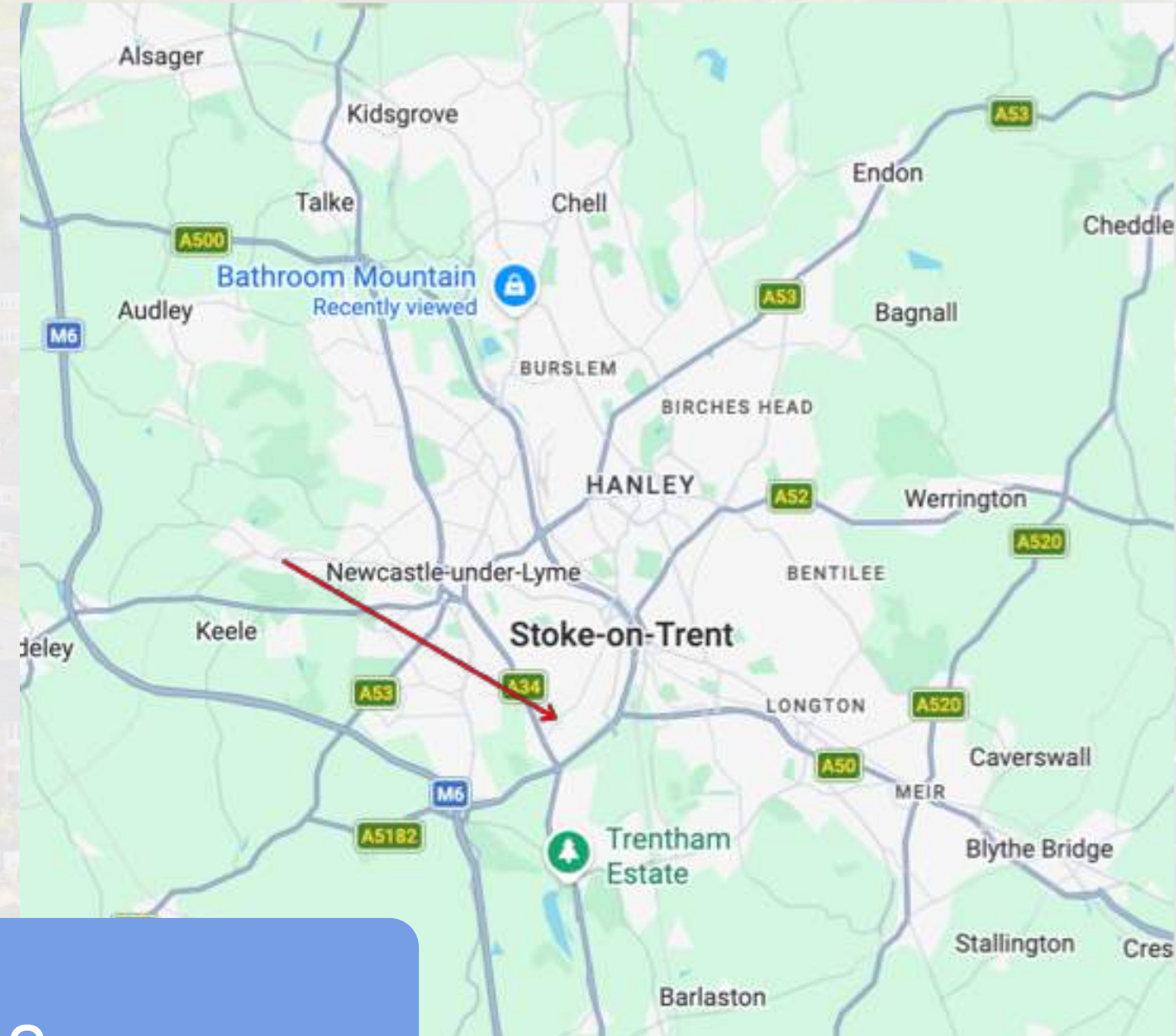
Purchase Price	£96 000
Refurbishment	£25 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 800
Legal fees	£3 000
Done Up Value (DUV)	£135 000
Final Rent	£795
ROE	16%
YIELD	10%
TOTAL INVESTMENT COST (BTL)	~£52 000
Sourcing Fee	£4 250
Property Management Fee	£4 000

REFURB

- Clearance before and after renovation
- Painting
- New Carpets upstairs & Laminate floor downstairs
- New bathroom appliances
- Brand New kitchen
- Fire Alarms
- Tearing down wallpapres & Skimming (2 bedrooms)
- Dump treatment
- Electric and gas certificate
- Small area pointing
- Fixing downstairs dump wall
- Skip hire

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.

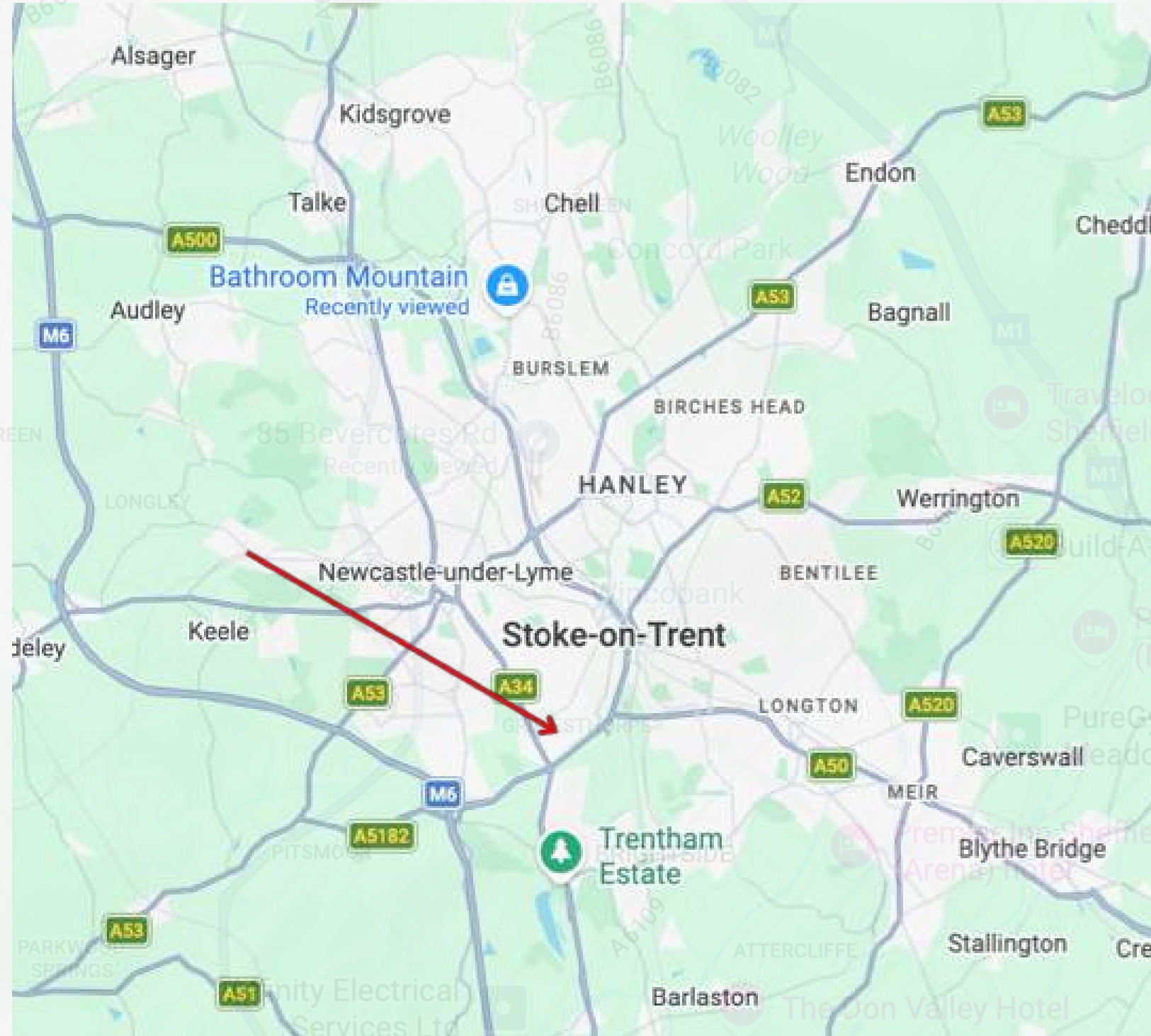


Stoke-on-trent

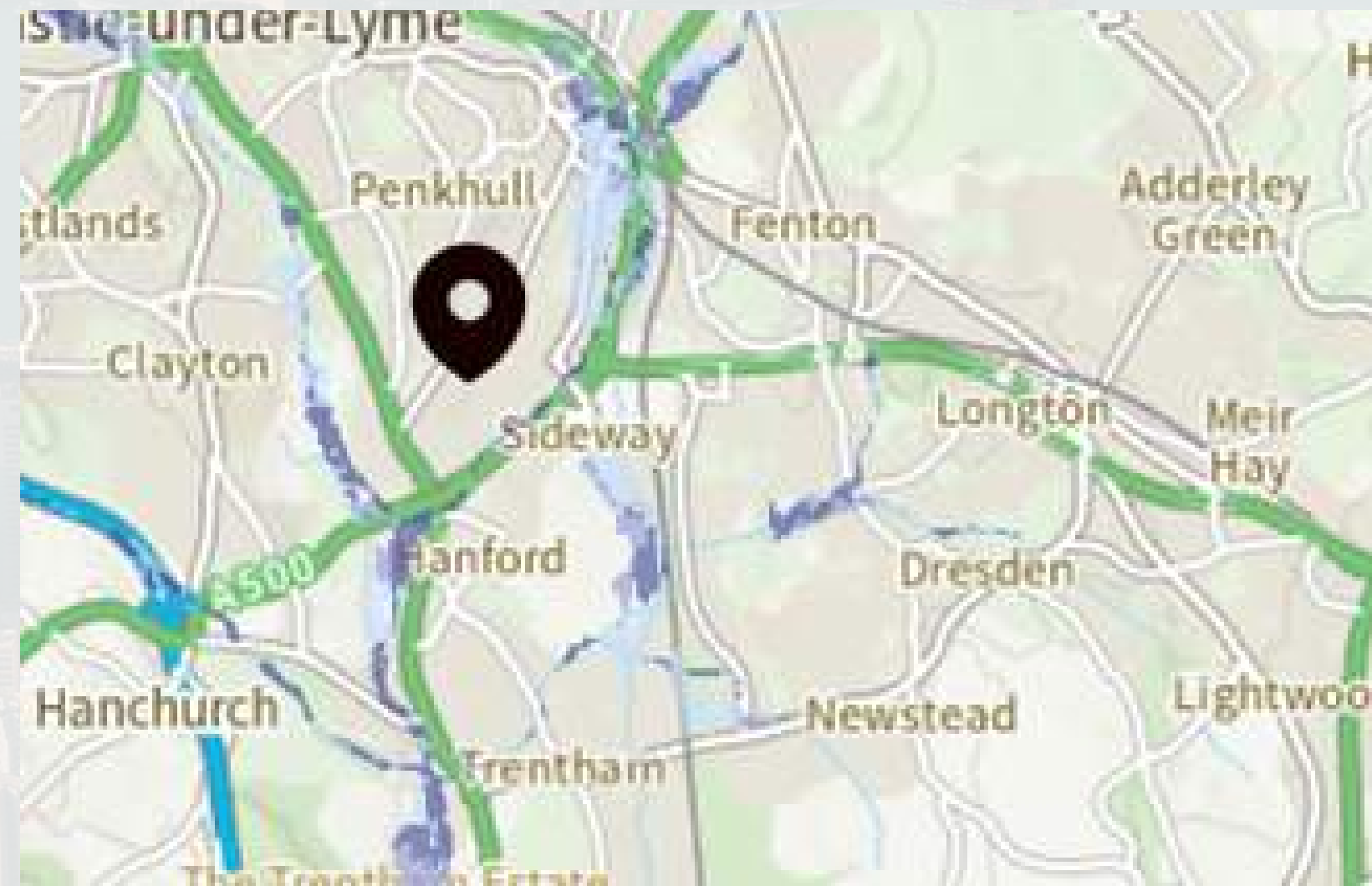


£96,000

LOCATION






FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

- | | |
|--|-----------|
|  Stoke-on-Trent Station | 1.4 miles |
|  Longton Station | 2.5 miles |
|  Wedgwood Station | 2.9 miles |

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

HOUSING

Tenure

Owned

56%

64%

Private rented

34%

18%


Social rented

9%

18%

SCHOOLS

Nearest Schools

-  **Oakhill Primary School**
State School 0.1 miles 
-  **St Joseph's College**
State School 0.2 miles 
-  **St Joseph's Preparatory School**
Independent School 0.2 miles 
-  **St Teresa's Catholic (A) Primary School**
State School 0.5 miles 

PICTURES















SOLD HOUSE PRICES

24, Grosvenor Avenue, Oakhill, Stoke-on-trent ST4 5BQ

Terraced 2 Freehold

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

21 Feb 2025 £137,000



769, London Road, Stoke-on-trent ST4 5NU

Terraced 2 Freehold

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

14 Jul 2025 £135,000



SOLD STC

Neville Street, Stoke-On-Trent

Offers Over **£140,000**

Price Change History

12/03/2025 Initial asking price: £140,000

Can you afford it? Added on 12/03/2025

MARKETED BY
Butters John Bee,
Newcastle Under Lyme

50 High Street Newcastle Under Lyme ST2 1DL

More properties from this agent

[Call agent](#)

[Request details](#)

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



SOLD STC

Daintry Street, Stoke-On-Trent, ST4

Offers Over **£140,000**

Price Change History

07/06/2025 Initial asking price: £140,000

Can you afford it? Added on 18/03/2025

MARKETED BY
Critchlow Estate Agents,
Newcastle-under-Lyme

Slate 8, Foston House
Station Road Stoke-On-Trent...

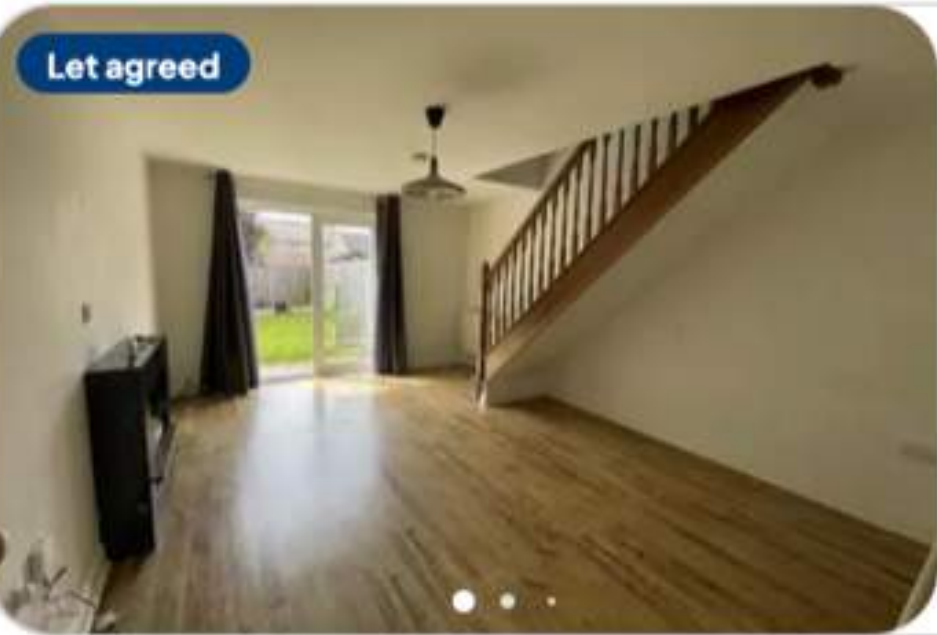
More properties from this agent

[Call agent](#)

[Request details](#)

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

RENTAL PRICES



Let agreed

£850 pcm (£196 pw)

All Saints Road, Stoke-on-Trent ST4

End of terrace house 2 1

Two Bedrooms | Driveway parking



Hammond Chartered Surveyors -
Newcastle
Added > 14 days [01782 966312](tel:01782 966312)



1/3

£795 pcm ↔
£183 pw

Price Change History

13/06/2026 Initial asking price: £795 pcm

Newcastle Lane, ST4

House 2 1

0.74 miles

NEW TO THE MARKET... Situated in the heart of the highly sought-after village of Penkhull, this well-presented two-bedroom terraced property offers spacious accommodation and an...

LET AGREED

Added on 13/06/2026 by Leaders Lettings, Hartshill

LEADERS 01782 493789
Local call rate

Contact

Save



1/20

£795 pcm ↔
£183 pw

AVAILABLE
SOON

Price Change History

10/06/2026 Price changed from to £795 pcm

30/12/2024 Price changed from to

13/11/2024 Initial asking price:

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[Click here to Subscribe](#)

Grosvenor Avenue, Stoke-on-trent

Terraced 2 1

0.02 miles

Well Presented Two Bedroom Home - Oakhill, Stoke On Trent - Close Distance To RSH

LET AGREED

Added on 04/06/2026 by Butters John Bee - Lettings, Newcastle U...

butters john bee 01782 493742
Local call rate

Contact

Save



Let Agreed

£850 pcm
£196.15 pw

Let agreed

Property reference: 2741855

Meet the Landlord



A.A.

Response Rate: 100%

Response Time: Within 17 Hours

[Report Listing](#)

2 Bed Terraced House, Cornwallis Street, ST4

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

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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