



Houcell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



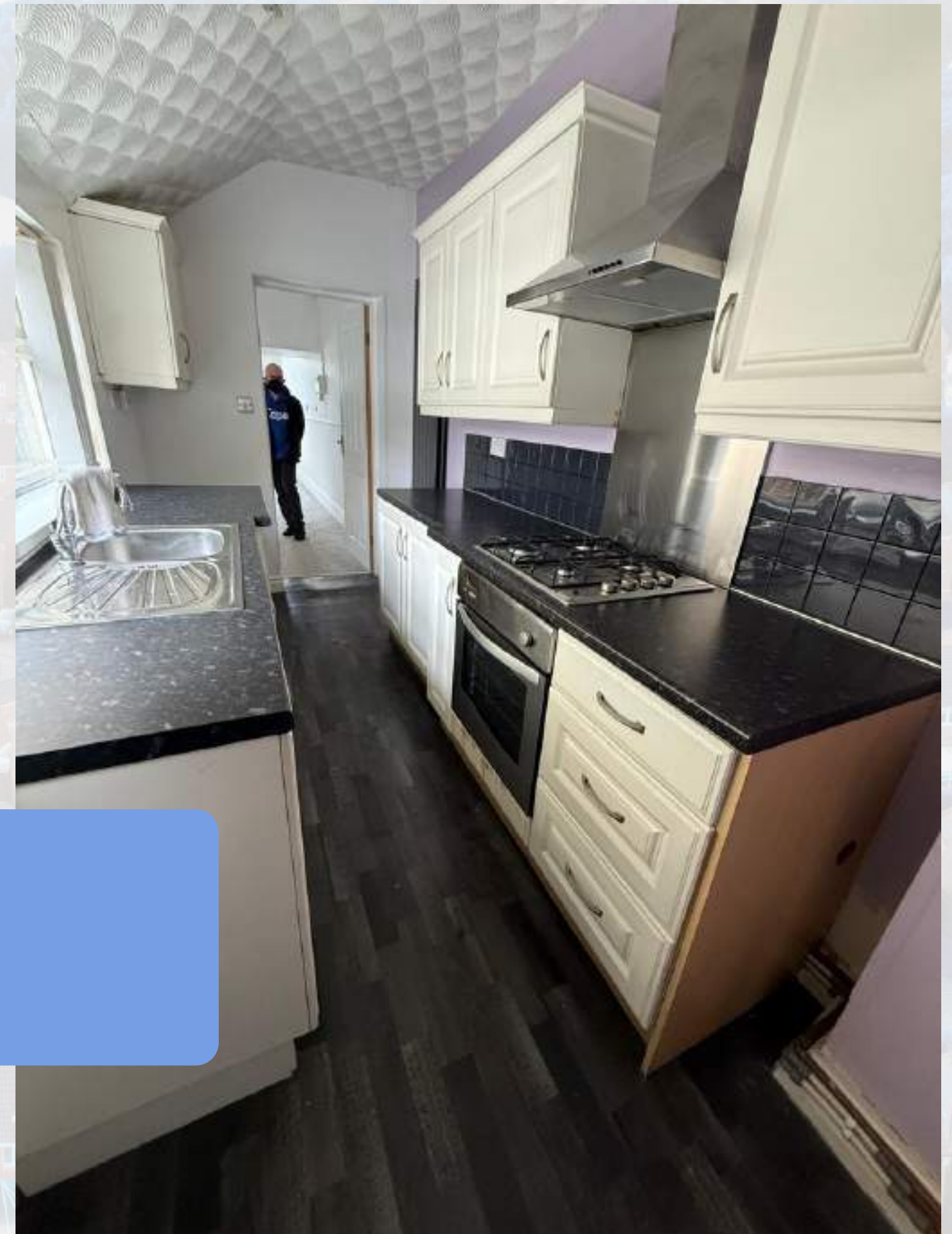
Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 Bed Terraced



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

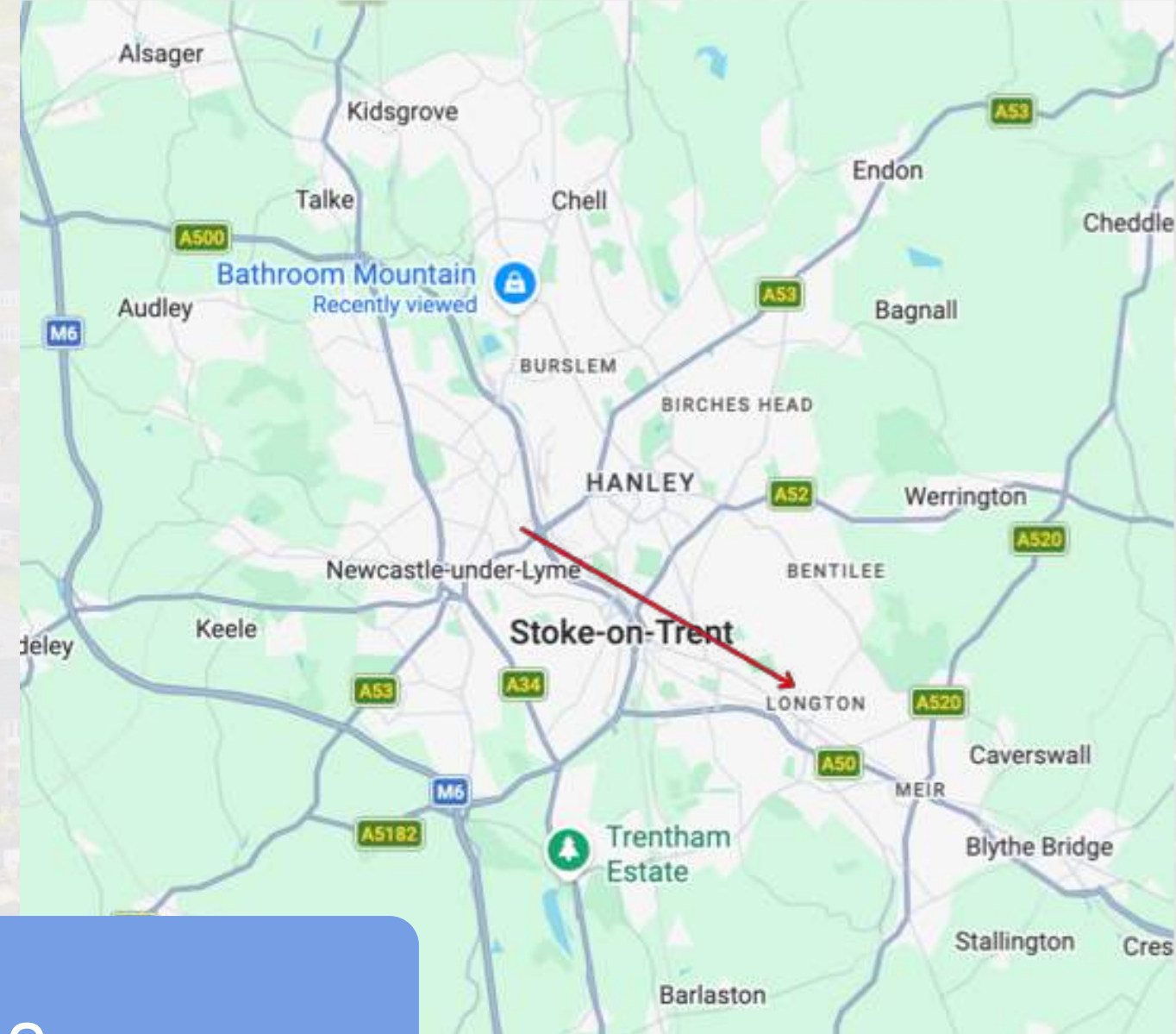
Purchase Price	£88 000
Refurbishment	£7 800
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 400
Legal fees	£3 000
Done Up Value (DUV)	£105 000
Final Rent	£750
ROE	20%
YIELD	11%
TOTAL INVESTMENT COST (BTL)	~£38 000
Sourcing Fee	£4 250
Property Management Fee	£4 000

REFURB

- Clearance before and after renovation
- New Laminate floor downstairs
- New Carpet upstairs (1 bedroom)
- Bathroom refresh with two new units
- New kitchen's electric oven and hob.
- Fire Alarms
- New staircase rail
- Electric and gas certificate
- Small area pointing
- New chimney flashing
- Fixing downstairs dump wall

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.

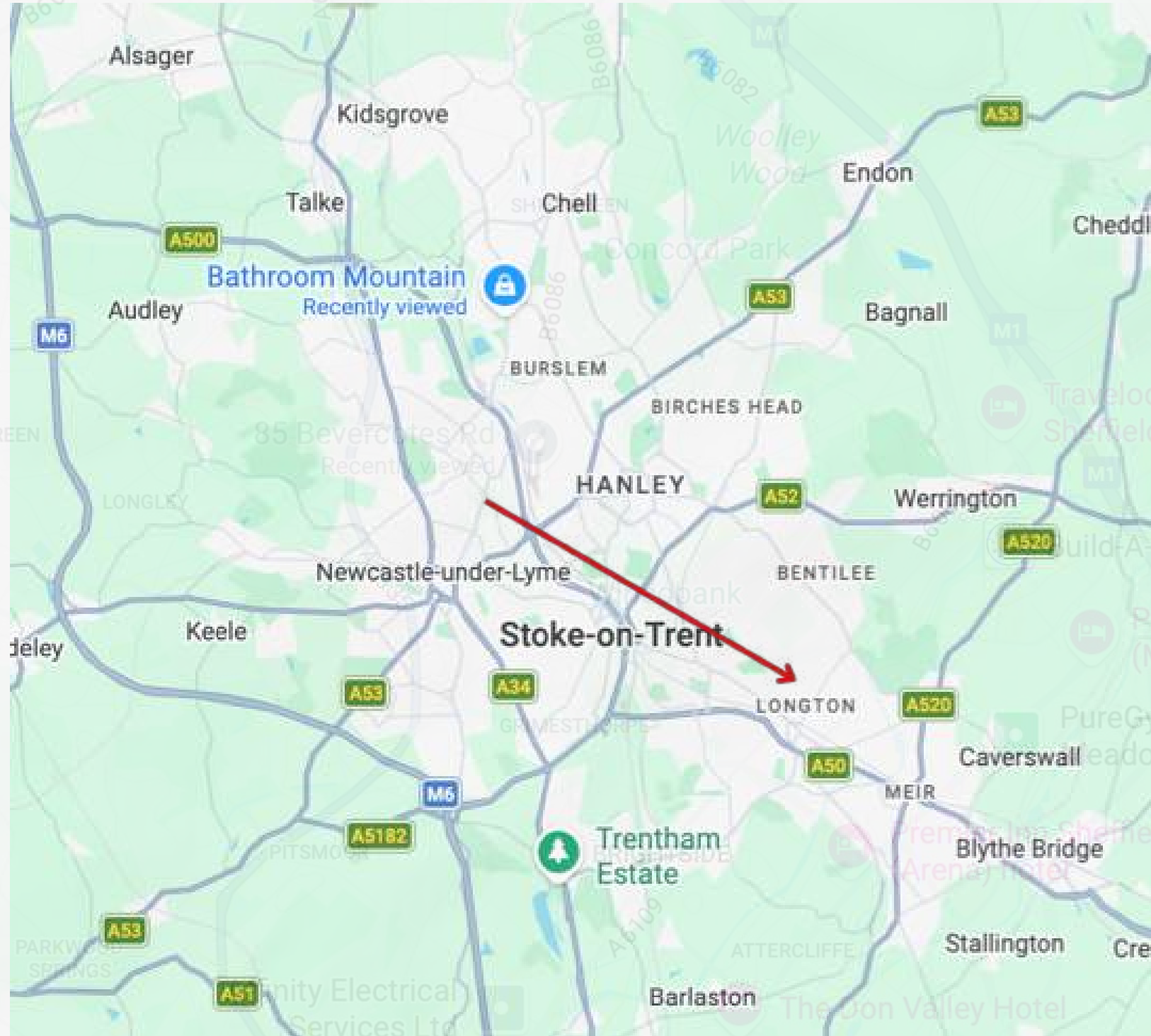


Stoke-on-trent

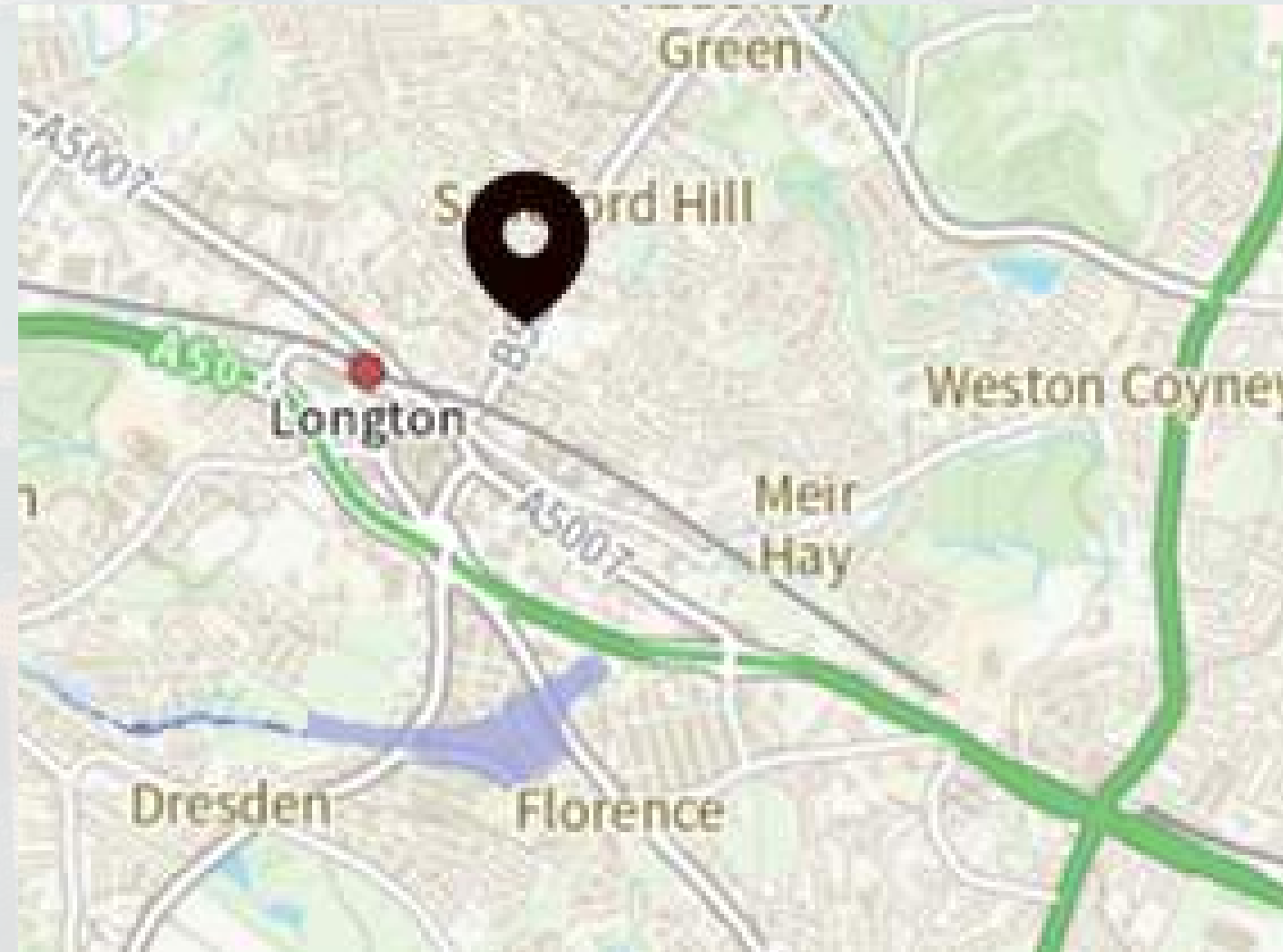


£88,000

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Bus Stops

16

- Forrister Street
0.0km
- The Ashwood 2
0.1km
- Hemlock Road
0.2km
- Upper Cross Street
0.2km
- Amison Street
0.2km
- Friar Street
0.2km
- Smith Street
0.2km
- Sitwell Grove 2
0.3km
- Tideswell Road
0.3km

Metro/Underground Entrance

2

- Cheddleton (Churnet Valley Railway)
10.7km
- Kingsley & Froghall (Churnet Valley Railway)
11.6km

Rail Station Entrance

10

- Longton Rail Station
0.5km
- Stoke-on-Trent Rail Station
3.8km
- Blythe Bridge Rail Station
5.0km
- Wedgwood Rail Station
5.3km
- Barlaston Rail Station
6.0km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned

46%

64%

Private rented

26%

18%









Social rented

26%

18%

SCHOOLS

Nearest Schools

-  **Gladstone Primary Academy**
State School 0.2 miles 
-  **Sandford Hill Primary School**
State School 0.6 miles 
-  **Co-op Academy Clarice Cliff**
State School 0.4 miles 
-  **Intuition Holistic Education**
Independent School 0.6 miles 

PICTURES













SOLD HOUSE PRICES

SOLD STC
Edgefield Road, Longton, Stoke On Trent, Staffordshire, ST3
£120,000

MARKETED BY
Your Move, Longton
65 The Strand, Longton,

SOLD STC
Smith Street, Longton, Stoke-On-Trent
£115,000

MARKETED BY
Austerberry, Stoke-On-Trent & Staffordshire
42 Edmore Street, Stoke-On-Trent

46, Goddard Street, Longton, Stoke-on-trent ST3 1JH

Terraced 2 Freehold

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

29 Jul 2025 £106,000

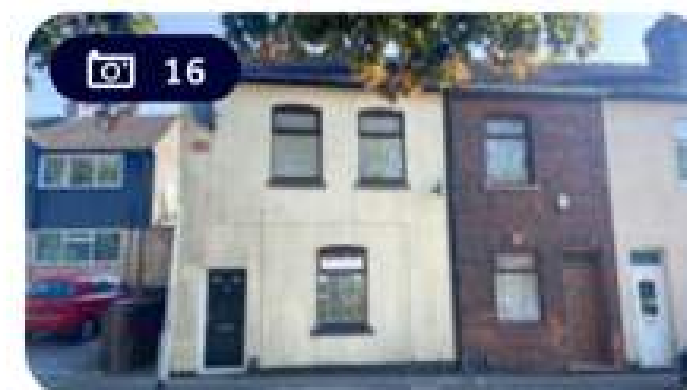


20, Anchor Place, Longton, Stoke-on-trent ST3 1DQ

Terraced 2 Freehold

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

22 Aug 2025 £109,500



RENTAL PRICES




Let Agreed

£800 pcm
£184.62 pw

Let agreed

Property reference: 2888525

Meet the Landlord



Naj H.
Response Rate: 100% Ⓞ
Response Time: Within 3 Days Ⓞ

Report Listing

2 Bed Terraced House, Rothesay Road, ST3

2 bedrooms 1 bathrooms 5 tenants max Stoke-On-Trent




Let Agreed

£850 pcm
£196.15 pw

Let agreed

Property reference: 2844819

Meet the Landlord

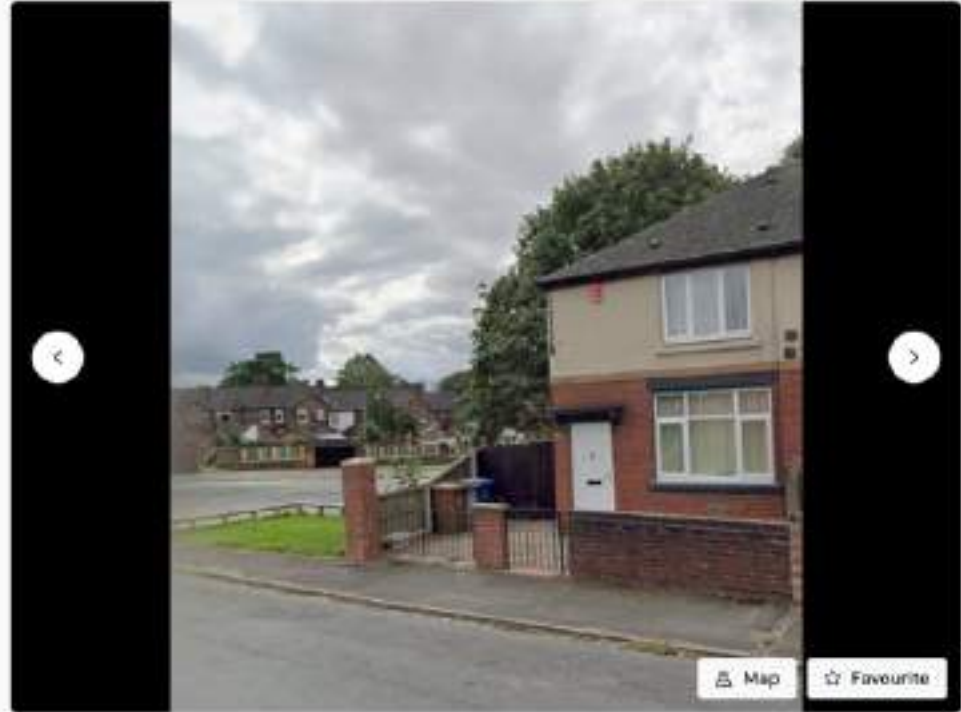


Jason E.
VERIFIED
Response Rate: 100% Ⓞ
Response Time: Within 2 Days Ⓞ

Report Listing

2 Bed Terraced House, Waterdale Grove, ST3

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




Let Agreed

£800 pcm
£184.62 pw

Let agreed

Property reference: 2888513

Meet the Landlord

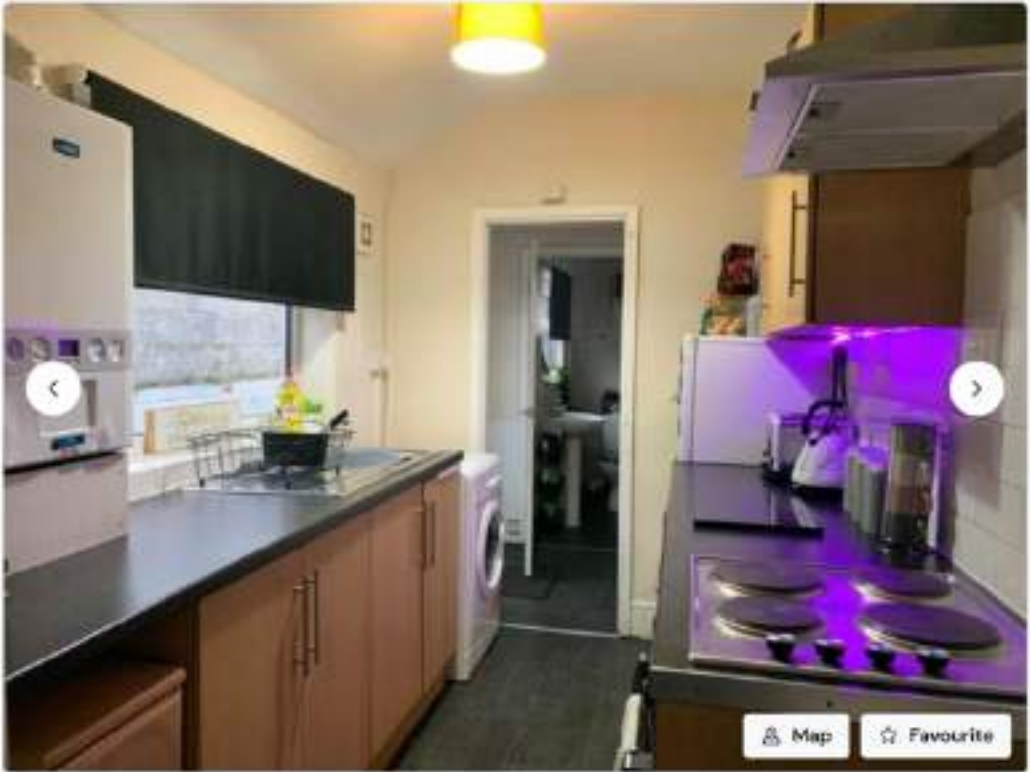


Naj H.
Response Rate: 100% Ⓞ
Response Time: Within 3 Days Ⓞ

Report Listing

2 Bed End Terrace, Lower Spring Road, ST3

Need I




Let Agreed

£750 pcm
£173.08 pw

Let agreed

Property reference: 2752608

Meet the Landlord



Shabbir A.
VERIFIED
Response Rate: 100% Ⓞ
Response Time: Within 17 Hours Ⓞ

Report Listing

2 Bed End Terrace, Foley Street, ST4

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

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

Ernest Wojcik

+44 7799 750 801
ernest@sellhousewithus.com

About process

Alex Suszka

+44 7563 757 829
alex.suszka@sellhousewithus.com



Dawid Dowbusz

