



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



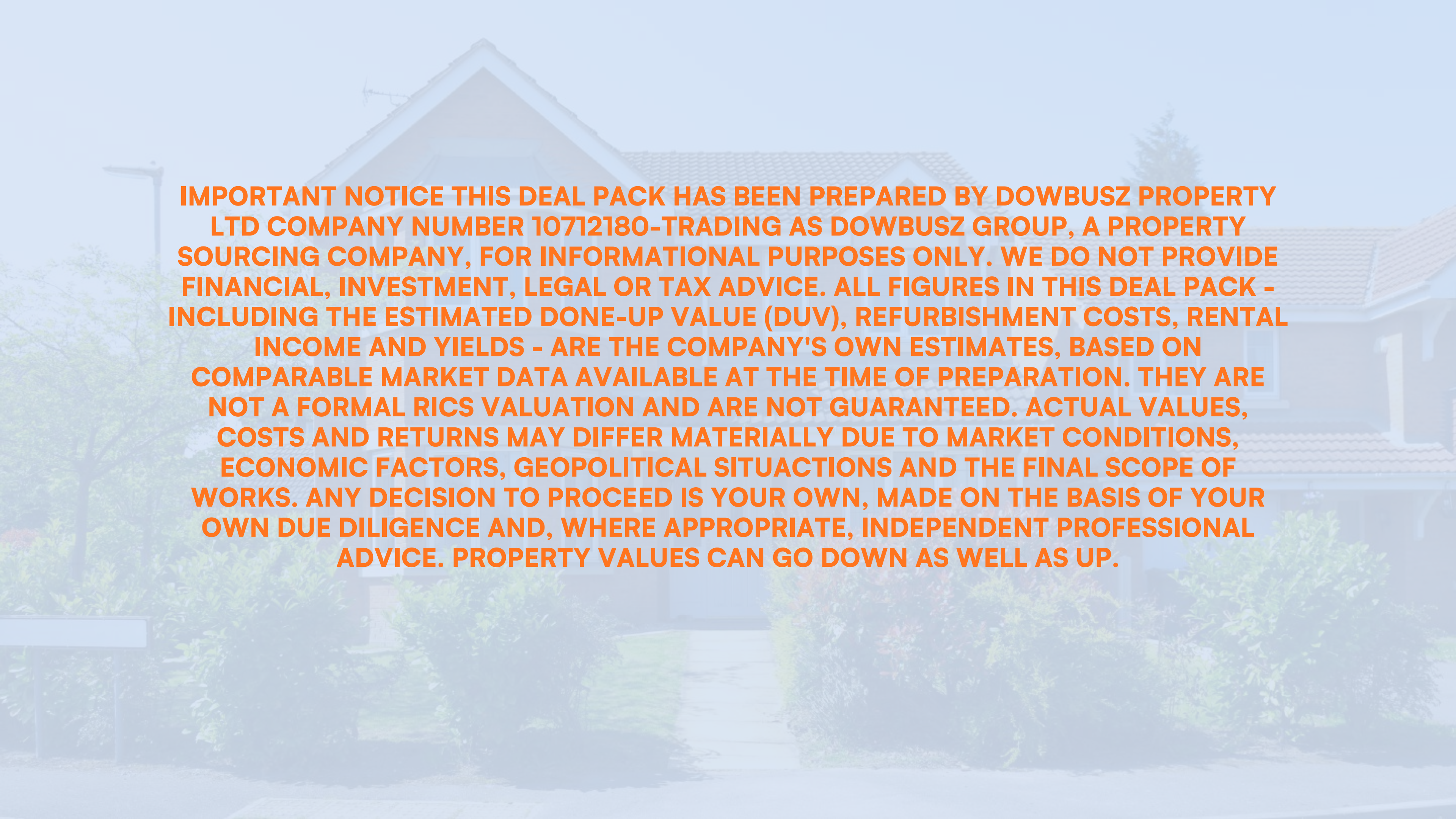
**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a blue sky. The house has a prominent front porch and several windows. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**



IMPORTANT NOTICE THIS DEAL PACK HAS BEEN PREPARED BY DOWBUSZ PROPERTY LTD COMPANY NUMBER 10712180-TRADING AS DOWBUSZ GROUP, A PROPERTY SOURCING COMPANY, FOR INFORMATIONAL PURPOSES ONLY. WE DO NOT PROVIDE FINANCIAL, INVESTMENT, LEGAL OR TAX ADVICE. ALL FIGURES IN THIS DEAL PACK - INCLUDING THE ESTIMATED DONE-UP VALUE (DUV), REFURBISHMENT COSTS, RENTAL INCOME AND YIELDS - ARE THE COMPANY'S OWN ESTIMATES, BASED ON COMPARABLE MARKET DATA AVAILABLE AT THE TIME OF PREPARATION. THEY ARE NOT A FORMAL RICS VALUATION AND ARE NOT GUARANTEED. ACTUAL VALUES, COSTS AND RETURNS MAY DIFFER MATERIALLY DUE TO MARKET CONDITIONS, ECONOMIC FACTORS, GEOPOLITICAL SITUATIONS AND THE FINAL SCOPE OF WORKS. ANY DECISION TO PROCEED IS YOUR OWN, MADE ON THE BASIS OF YOUR OWN DUE DILIGENCE AND, WHERE APPROPRIATE, INDEPENDENT PROFESSIONAL ADVICE. PROPERTY VALUES CAN GO DOWN AS WELL AS UP.

SINGLE LET PROJECT

2 Bed Terraced



Stoke-on-trent



Mortgage



DETAILS

Building type

2 Bed Terrace

Construction Type

Standard

Tenure

Freehold

Heating Type

Gas

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	£87 000
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Refurbishment	£10 500
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 350
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Legal fees	£3 000
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Done Up Value (DUV)	£108 000
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Final Rent	£750
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ROE	21%
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YIELD	10%
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TOTAL INVESTMENT COST (BTL)	~£40 350
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Sourcing Fee	£4 250
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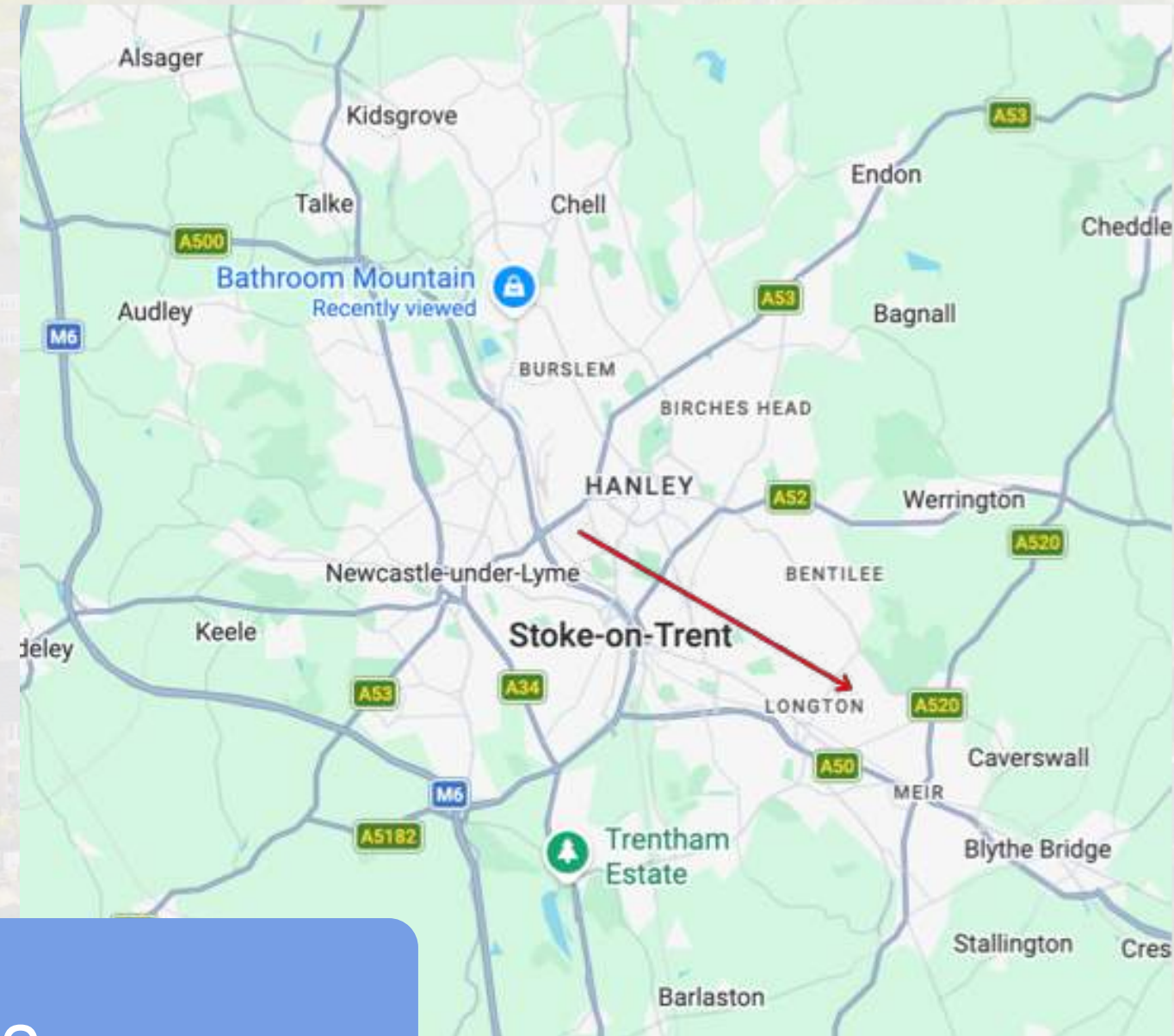
Property Management Fee	£4 000
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REFURB

- PAINTING ENTIRE HOUSE
- NEW OVEN WITH HOB AND EXTRACTOR
- NEW SHOWER APPLIANCE WITH SCREEN, WET WALL TILES, MIXER TAP
- ALARMS
- FIXING WET/DAMP WALLS (INCLUDING SKIMMING)
- NEW EXTERNAL GARDEN DOORS
- FINAL DEEP CLEANING/ RUBISH
- CHIMNEY FLASHING
- CERTIFICATES

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.



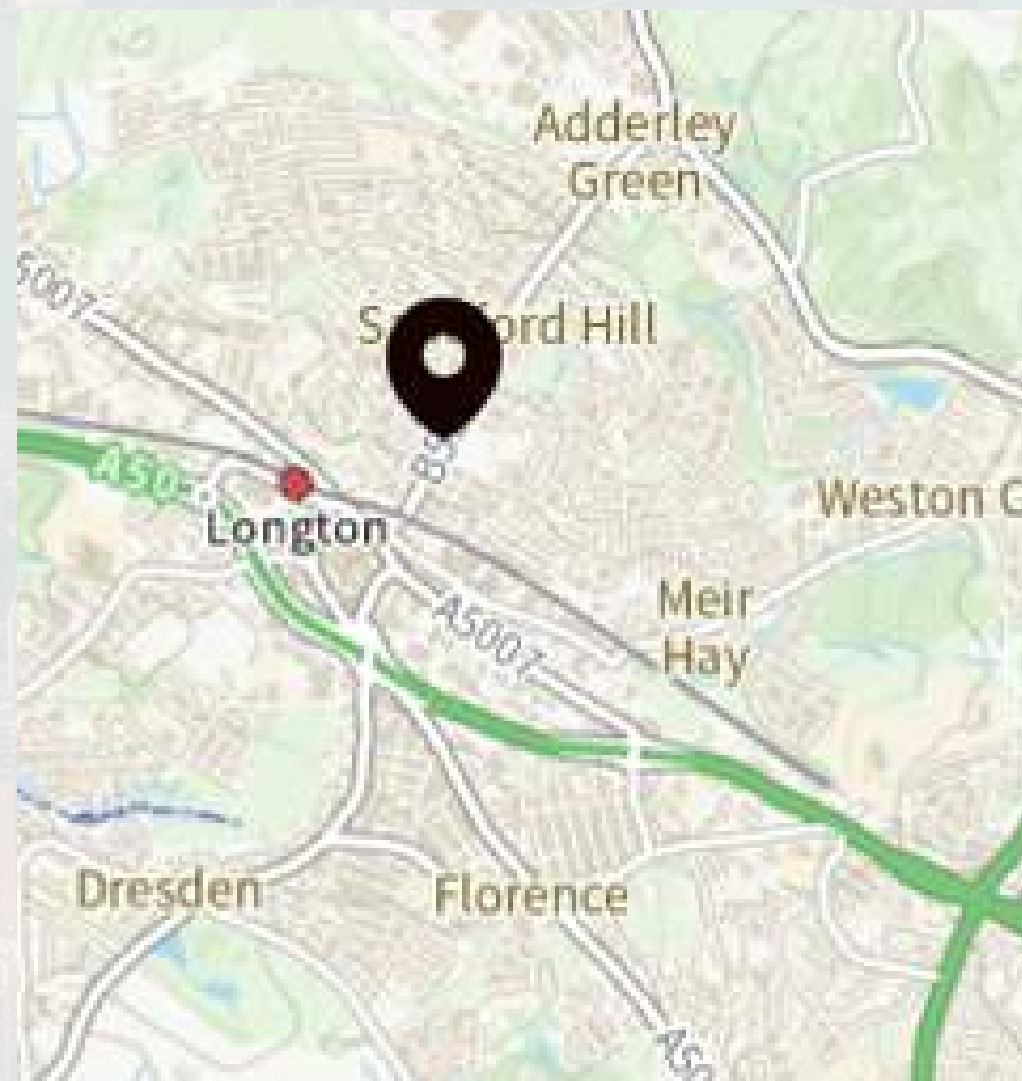
Stoke-on-trent



£87,000

A map of Stoke-on-Trent and its surrounding areas. The map shows various roads, including the M6 and A50, and several towns and villages such as Alsager, Kidsgrove, Talke, Chell, Endon, Bagnall, Werrington, Newcastle-under-Lyme, Keele, Hanley, Birches Head, Bantilee, Longton, Caverswall, Blythe Bridge, Stallington, Barlaston, and Trentham Estate. A red arrow points from the center of Stoke-on-Trent towards the Longton area. The map also shows some green spaces like Woolley Wood and Concord Park, and a blue icon representing a location recently viewed.

FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

34

Total Stops

Bus Stops

16

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

Nearby Stations

34

Total Stops

Metro/Underground Entrance

2

- Cheddleton (Churnet Valley Railway)
0.0km
- Kingsley & Froghall (Churnet Valley Railway)
0.0km

Rail Station Entrance

10

- Longton Rail Station
0.0km
- Stoke-on-Trent Rail Station
0.0km
- Blythe Bridge Rail Station
0.0km
- Wedgwood Rail Station
0.0km
- Barlaston Rail Station
0.0km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 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





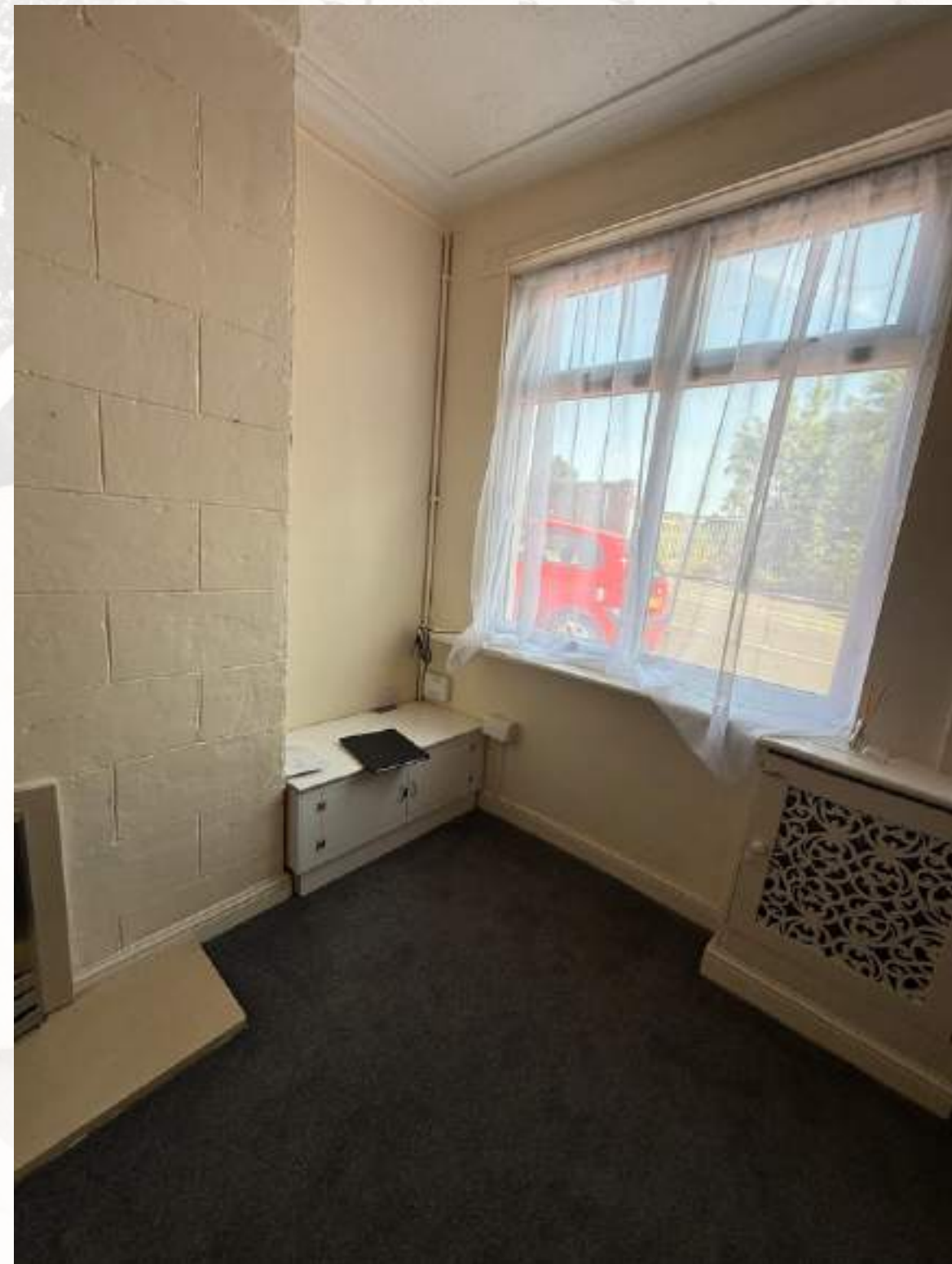
Dubini in cognina.



*...Dubini in cucina.
...no: Maria...
...m: Giudicini...*



*...Capitaine Don...
...Giacomo Cap...
...Nob...
...Cape...
...Nob...
...Cap...
...Nob...
...Cap...
...Nob...*



No. 100
 Cape
 one Port
 Melina
 in Melina
 Reuse
 Cape
 150



SOLD HOUSE PRICES

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

 Terraced  2  Freehold

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

22 Aug 2025  £109,500

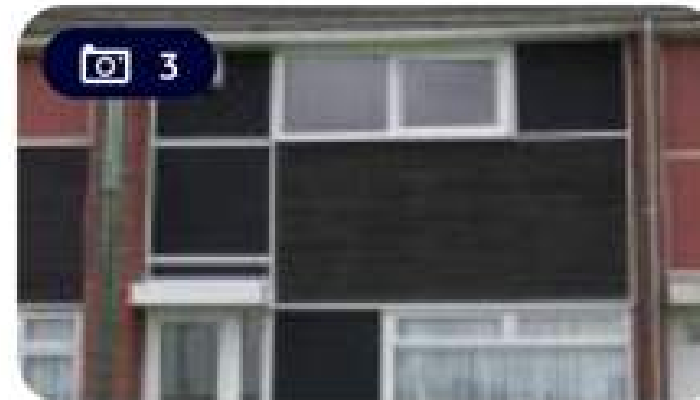


68, Ashwood, Longton, Stoke-on-trent ST3 1DP

 Terraced  2  Freehold

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

23 Jan 2026  £112,000



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

 Terraced  2  Freehold

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

30 May 2025  £110,000



SOLD STC

Smith Street, Longton, Stoke-On-Trent

£115,000



MARKETED BY
Austerberry, Stoke-On-Trent & Staffordshire



SOLD STC

Edgefield Road, Longton, Stoke On Trent, Staffordshire, ST3

£120,000



MARKETED BY
Your Move, Longton



RENTAL PRICES



2 Bed Terraced House, Rothesay Road, ST3

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

Let Agreed

£800 pcm

£184.62 pw

Let agreed

Property reference: 288525

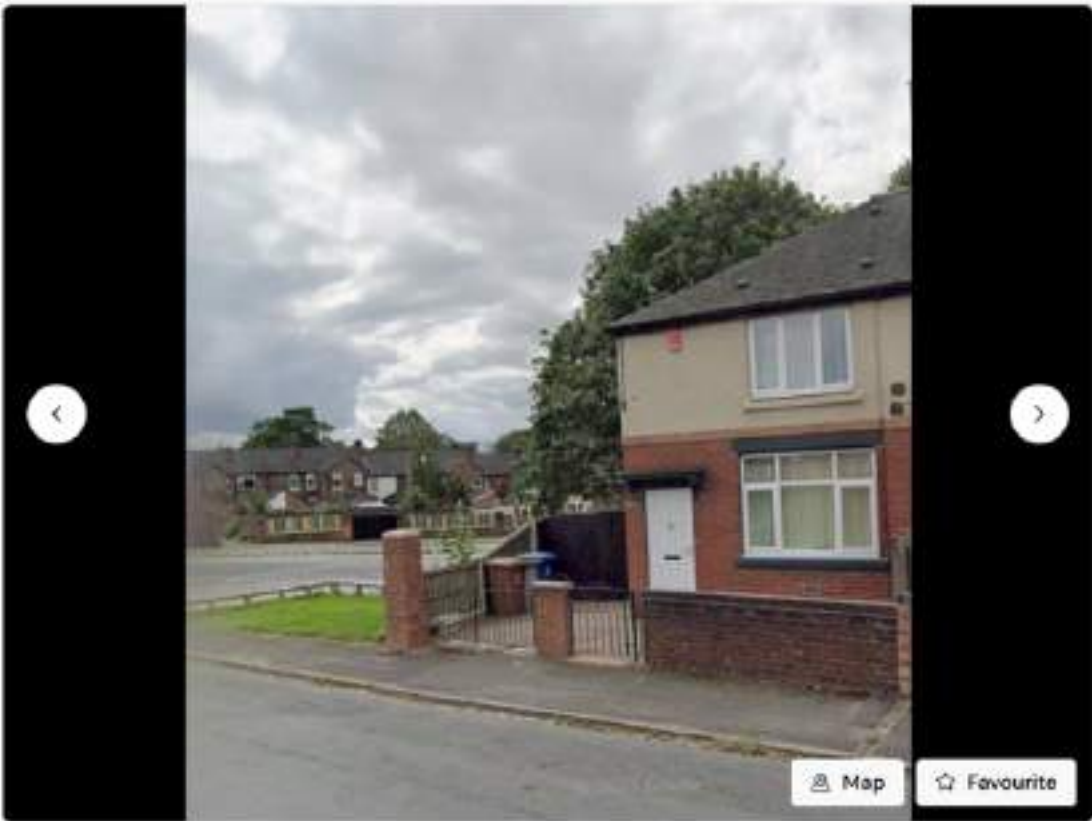
Meet the Landlord

Naj H.

Response Rate: 100% Ⓞ

Response Time: Within 3 Days Ⓞ

Report Listing



2 Bed End Terrace, Lower Spring Road, ST3

Let Agreed

£800 pcm

£184.62 pw

Let agreed

Property reference: 288525

Meet the Landlord

Naj H.

Response Rate: 100% Ⓞ

Response Time: Within 3 Days Ⓞ

Report Listing



2 Bed Terraced House, Cromartie St, ST3

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

Let Agreed

£750 pcm

£173.08 pw

Let agreed

Property reference: 28743

Meet the Landlord

Bash A.

Response Rate: 100% Ⓞ

Response Time: Within 3 Days Ⓞ

Report Listing

RENTAL PRICES



2 Bed Terraced House, Buccleuch Road, ST3

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

Let Agreed

£750 pcm

£173.08 pw

Let agreed

Property reference: 2742855

Meet the Landlord



Shaz P.

Response Rate: 100%

Response Time: Within 5 Days

Report Listing

Need Help?



2 Bed Terraced House, Speedwall Street, ST3

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

Let Agreed

£750 pcm

£173.08 pw

Let agreed

Property reference: 2838829

Meet the Landlord



Hype L.

Response Rate: 100%

Response Time: Within 2 Days

Report Listing



£750 pcm (£173 pw)

Cornwall Street, Stoke-On-Trent

Terraced house 2 bedrooms 1 bathroom

Two Bedroom Mid Terraced Home | 1
Rooms | Study



Stephenson Browne - Newcastle
Lyme

Added today 01782 966

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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About process

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Dawid Dowbusz

