



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



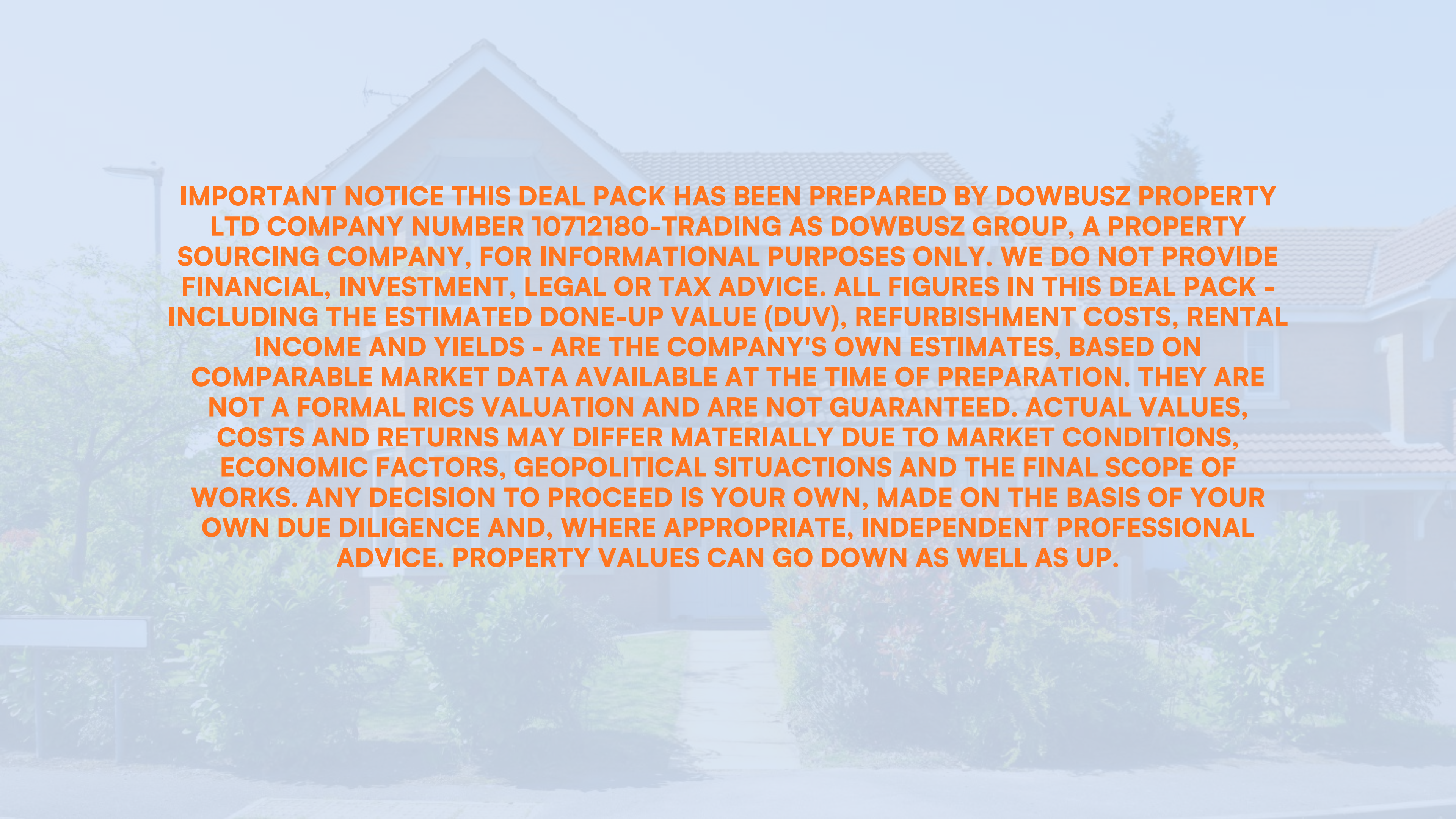
**Growth
Potential**



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



CASH



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	£86 500
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Refurbishment	£12 300
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 325
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Legal fees	£2 500
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Done Up Value (DUV)	£100 000
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Final Rent	£800
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ROE	20%
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YIELD	11%
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TOTAL INVESTMENT COST (BTL)	~£105 700
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Sourcing Fee	£4 250
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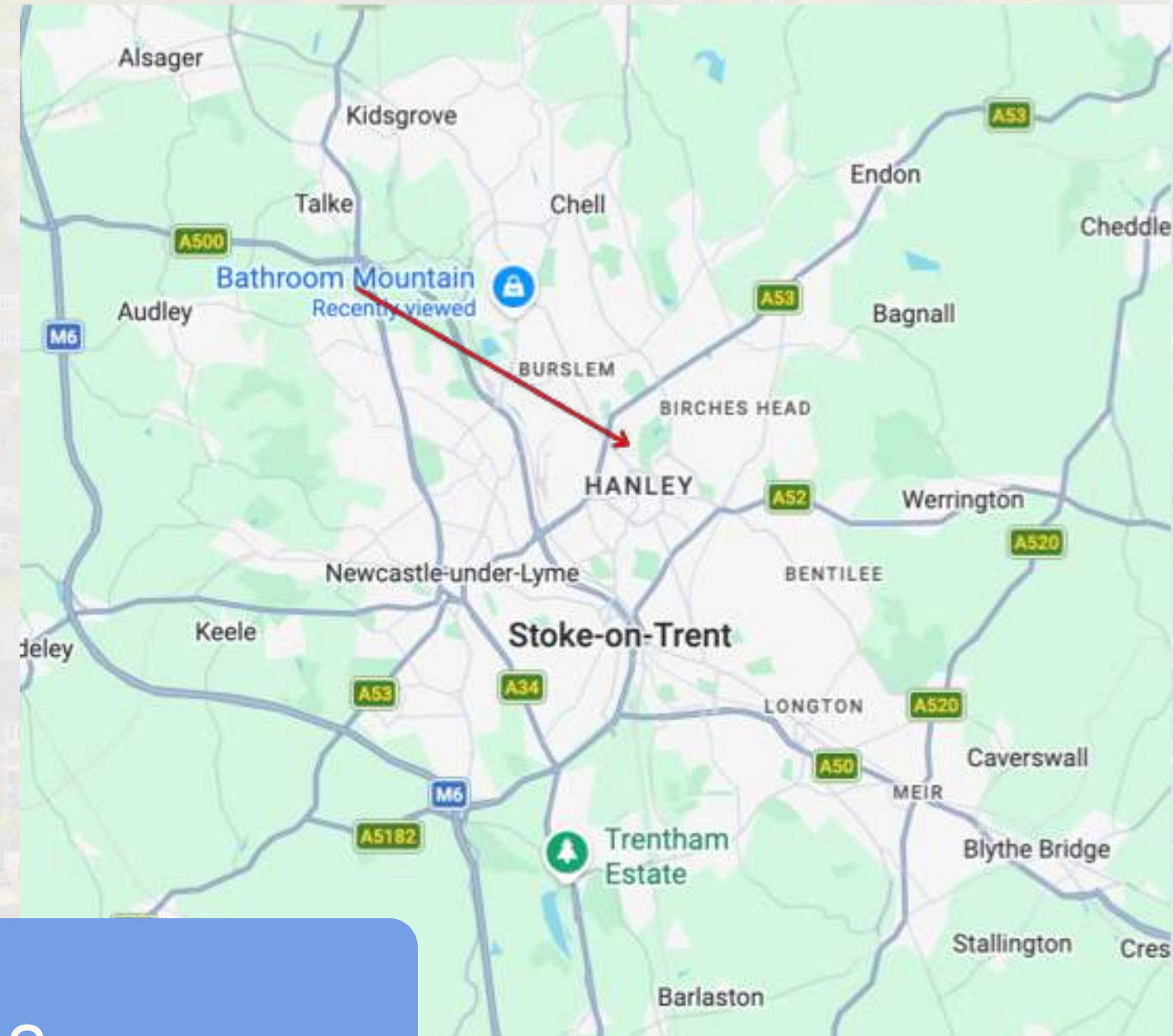
Property Management Fee	£4 000
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REFURB

- PAINTING
- LAMINATE GROUND FLOOR
- ELECTRICAL – FUSEBOX
- ALARMS
- NEW BATHROOM FITTINGS
- NEW OVEN, ELECTRIC HOB, EXTRACTOR
- TEAR OF WALLPAPER AND SKIMMING (1 BEDROOM)
- FINAL DEEP CLEANING/ RUBISH
- 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.

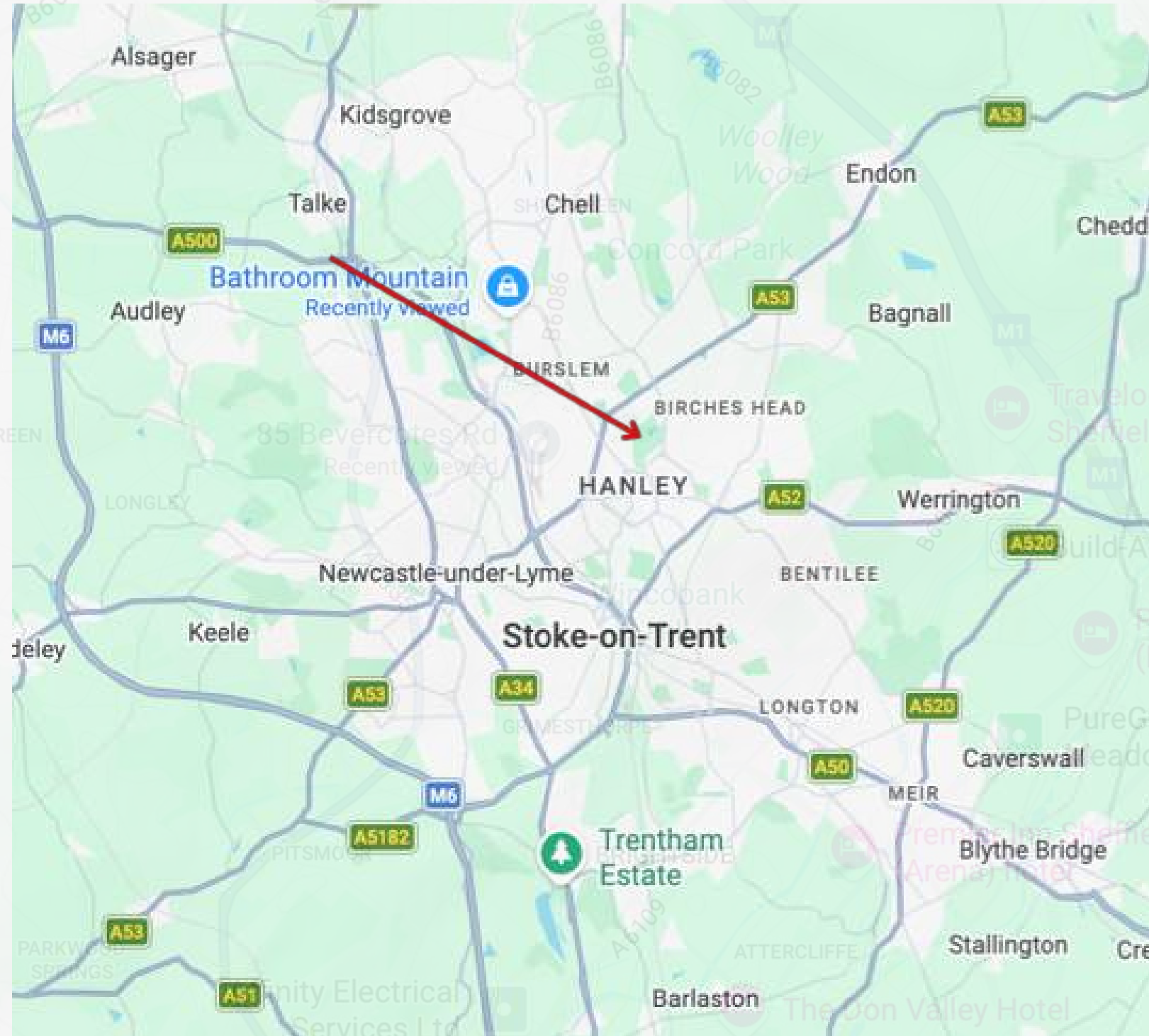


Stoke-on-trent



£86,500

LOCATION



FLOOD



The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

Nearby Transport

33

Total Stops

Bus Stops

15

Dundas Street

0.0km

Grove School

0.0km

Providence Square

0.0km

2

Plough Street

0.0km

Bold Street

0.0km

Rose Street

0.0km

Old Town Road

0.0km

2

Cheshire Cheese

0.0km

2

Turner Street

0.0km

2

Nearby Stations

33

Total Stops

Metro/Underground Entrance

2

Cheddleton (Churnet Valley Railway)

0.0km

Kingsley & Froghall (Churnet Valley Railway)

0.0km

Rail Station Entrance

10

Stoke-on-Trent Rail Station

0.0km

Longport Rail Station

0.0km

Longton Rail Station

0.0km

Kidsgrove Rail Station

0.0km

Wedgwood Rail Station

0.0km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned	30%	64%
Private rented	25%	18%
Social rented	43%	18%

SCHOOLS

Nearest Schools ⓘ



Co-op Academy Grove

State School

0.1 miles



St George and St Martin's Catholic Academy

State School

0.2 miles



Co-op Academy Hamilton

State School

0.3 miles



Co-op Academy Northwood

State School

0.3 miles



PICTURES













SOLD HOUSE PRICES

20, Rawlins Street, Hanley, Stoke-on-trent ST1 6PE

Terraced 2 Freehold

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

12 Sep 2025 €120,000



11, Stedman Street, Hanley, Stoke-on-trent ST1 2LR

Terraced 2 Freehold

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

5 Jan 2026 €113,000



28, Northwood Park Road, Hanley, Stoke-on-trent ST1 2DS

Terraced 2 Freehold

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

11 Apr 2025 €129,000



19, Dyke Street, Stoke-on-trent ST1 2DF

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£118,000
Transaction date	31 October 2025
Property type	Terraced house
Internal area	1,281 sq feet
Measurement date	17 Jul 2024
£/sqft	£92/sqft
Num bedrooms	1
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,455
Energy efficiency	C 71

11, Stedman Street, Stoke-on-trent ST1 2LR

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£113,000
Transaction date	5 January 2026
Property type	Terraced house
Internal area	904 sq feet
Measurement date	22 Apr 2022
£/sqft	£125/sqft
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,455
Energy efficiency	D 54

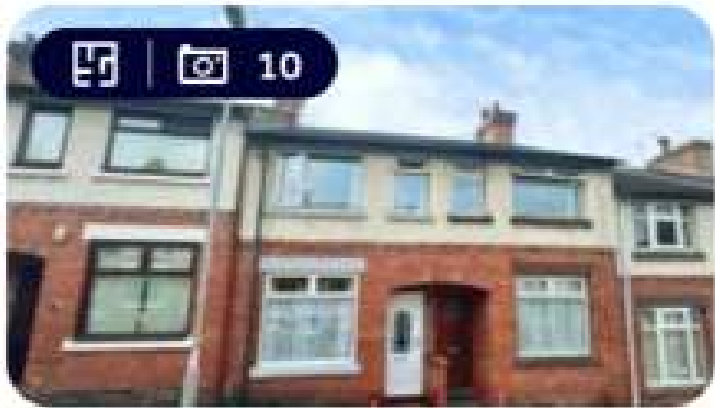
SOLD HOUSE PRICES

19, Fairfax Street, Birches Head, Stoke-on-trent ST1 6NZ

Terraced 2 Freehold

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

12 Nov 2024 £112,000



8, Lockley Street, Stoke-on-trent ST1 6PQ

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Register](#)



Transaction price	£117,500
Transaction date	26 September 2025
Property type	Terraced house
Internal area	775 sq feet
Measurement date	2 May 2025
£/sqft	£152/sqft
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,455

65, Mount Street, Stoke-on-trent ST1 2NP

[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Register](#)



Transaction price	£108,500
Transaction date	15 August 2025
Property type	Terraced house
Internal area	1,033 sq feet
Measurement date	15 Feb 2025
£/sqft	£105/sqft
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,455

RENTAL PRICES



2 Bed Terraced House, Mayer St, ST1

2 bedrooms 2 bathrooms 4 tenants max Stoke On Trent

Let Agreed

£895 pcm
£206.54 pw

Let agreed

Property reference: 2915537

Meet the Landlord



Angela C.
Response Rate: 99%
Response Time: Within 3 Days

[Report Listing](#)



2 Bed Terraced House, Wayte St, ST1

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

Let Agreed

£900 pcm
£207.69 pw

Let agreed

Property reference: 2907905

Meet the Landlord



Stanislava S.
VERIFIED
Response Rate: 100%
Response Time: Within 12 Hours

[Report Listing](#)



2 Bed Terraced House, Mayer St, ST1

2 bedrooms 2 bathrooms 4 tenants max Stoke On Trent

Let Agreed

£900 pcm
£207.69 pw

Let agreed

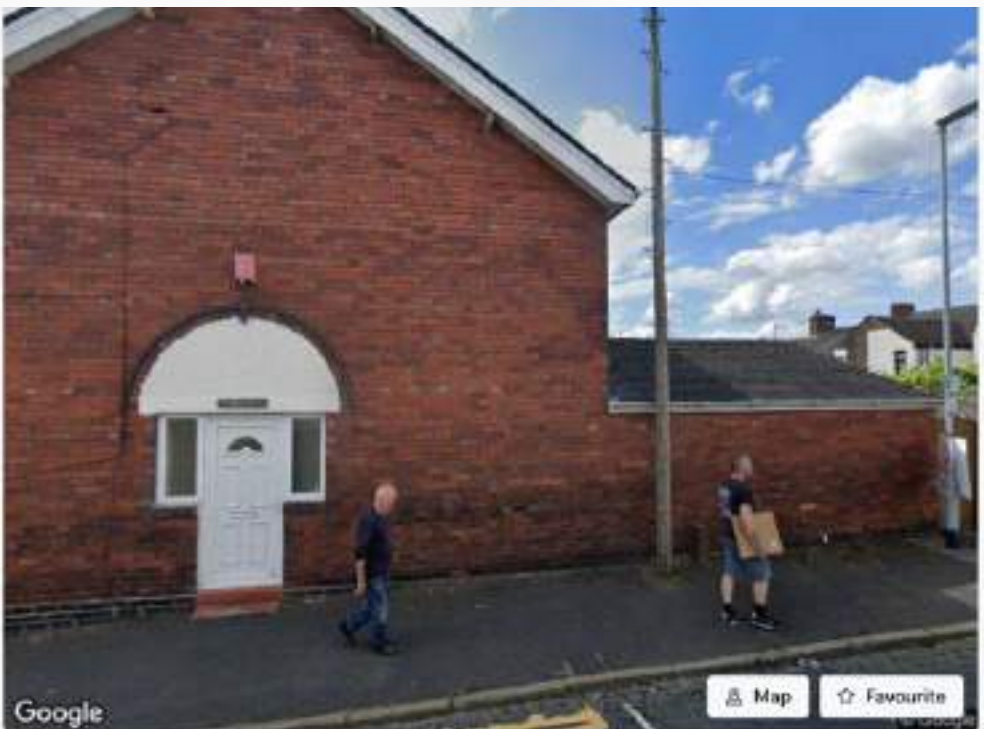
Property reference: 2876156

Meet the Landlord



Angela C.
Response Rate: 99%
Response Time: Within 3 Days

[Report Listing](#)



2 Bed Terraced House, Northwood, ST1

2 bedrooms 2 bathrooms 4 tenants max Stoke On Trent

Let Agreed

£895 pcm
£206.54 pw

Let agreed

Property reference: 2905252

Meet the Landlord



Angela C.
Response Rate: 99%
Response Time: Within 3 Days

[Report Listing](#)

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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