



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



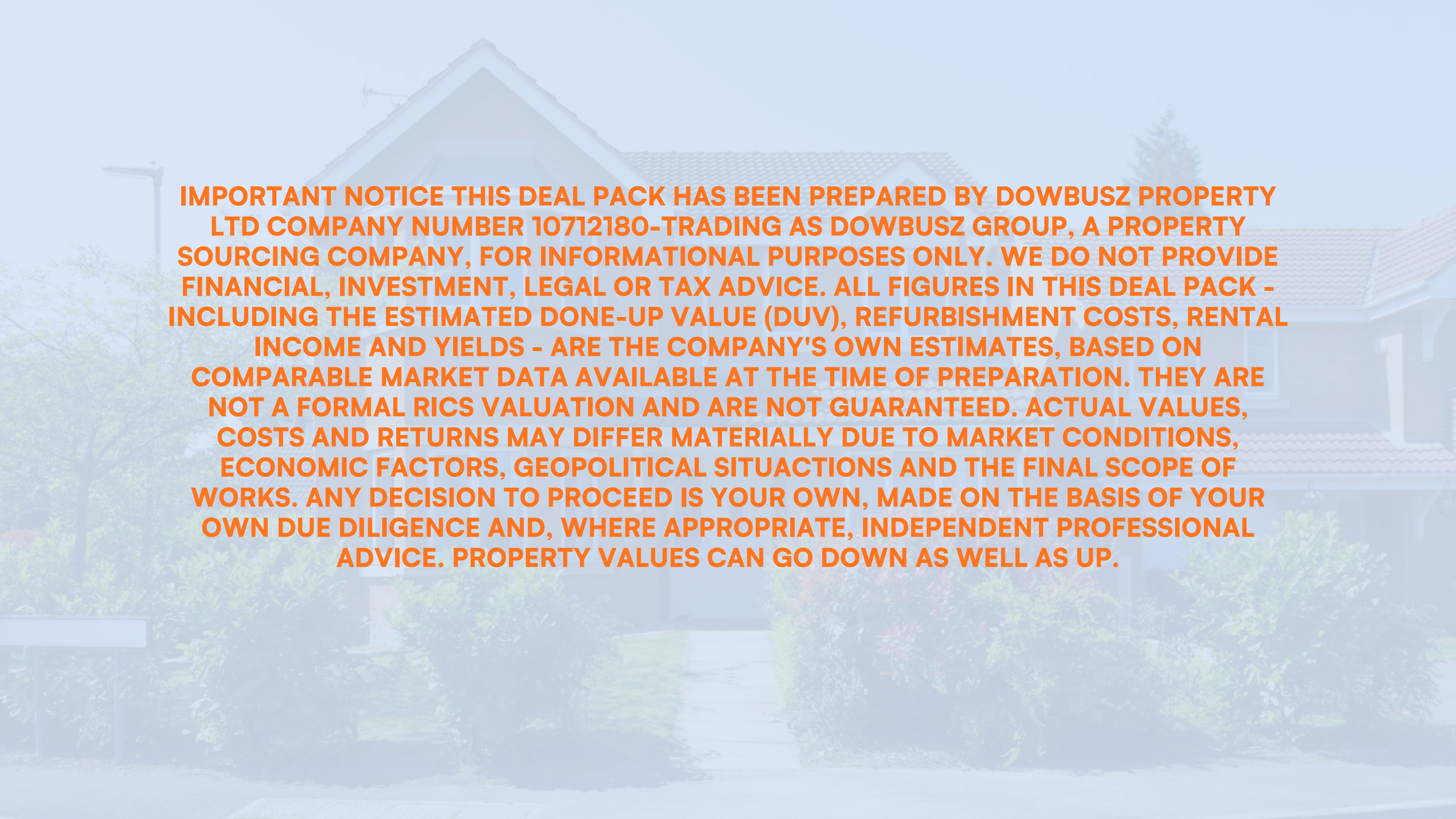
**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a sidewalk leading to the front door. The house has a prominent front porch with a gabled roof and a large window. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**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

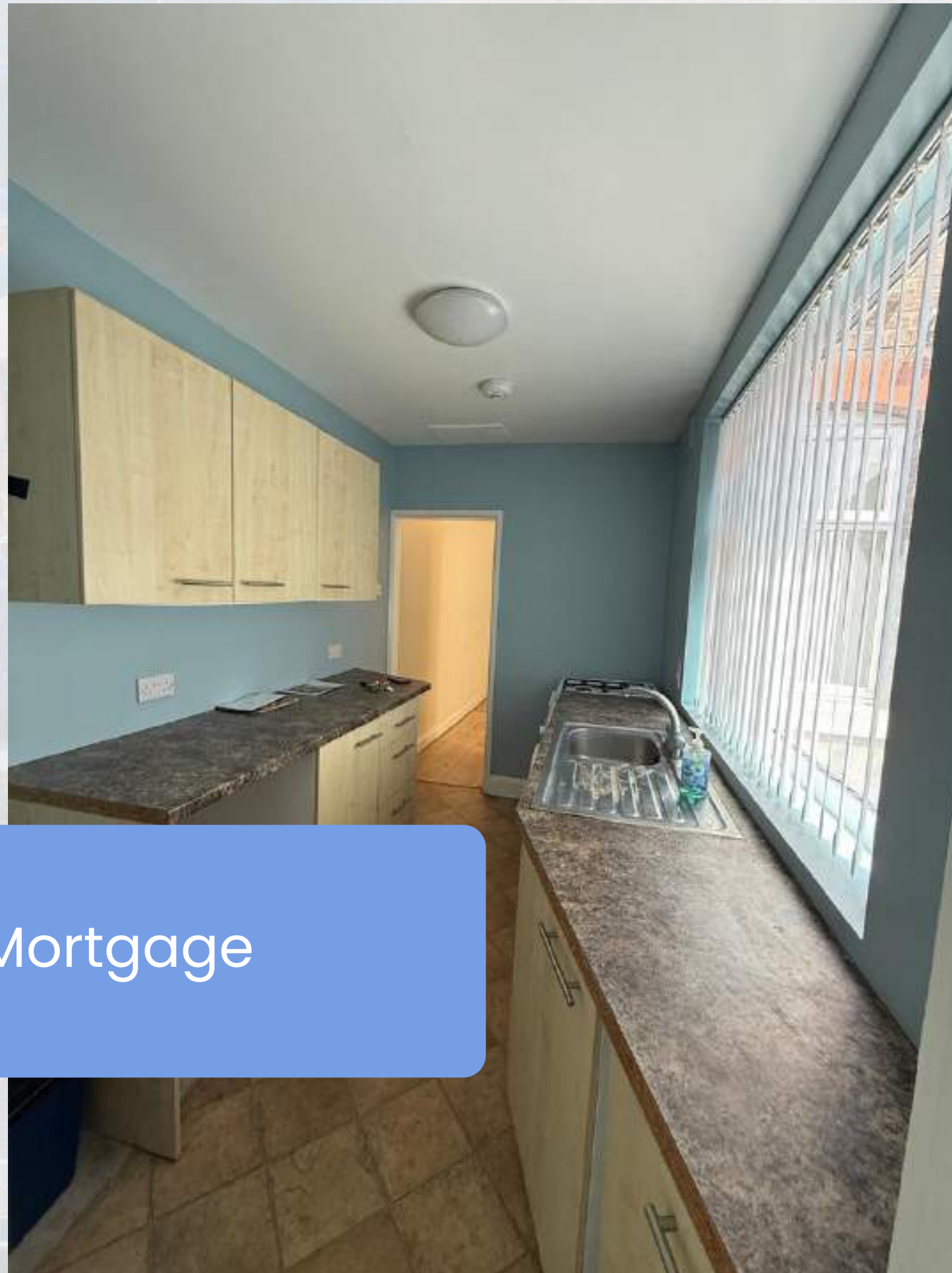
2 Bed Terraced



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	£91 500
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Refurbishment	£16 800
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 575
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Legal fees	£3 000
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Done Up Value (DUV)	£130 000
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Final Rent	£775
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ROE	23%
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YIELD	10%
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TOTAL INVESTMENT COST (BTL)	~£48 000
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Sourcing Fee	£4 250
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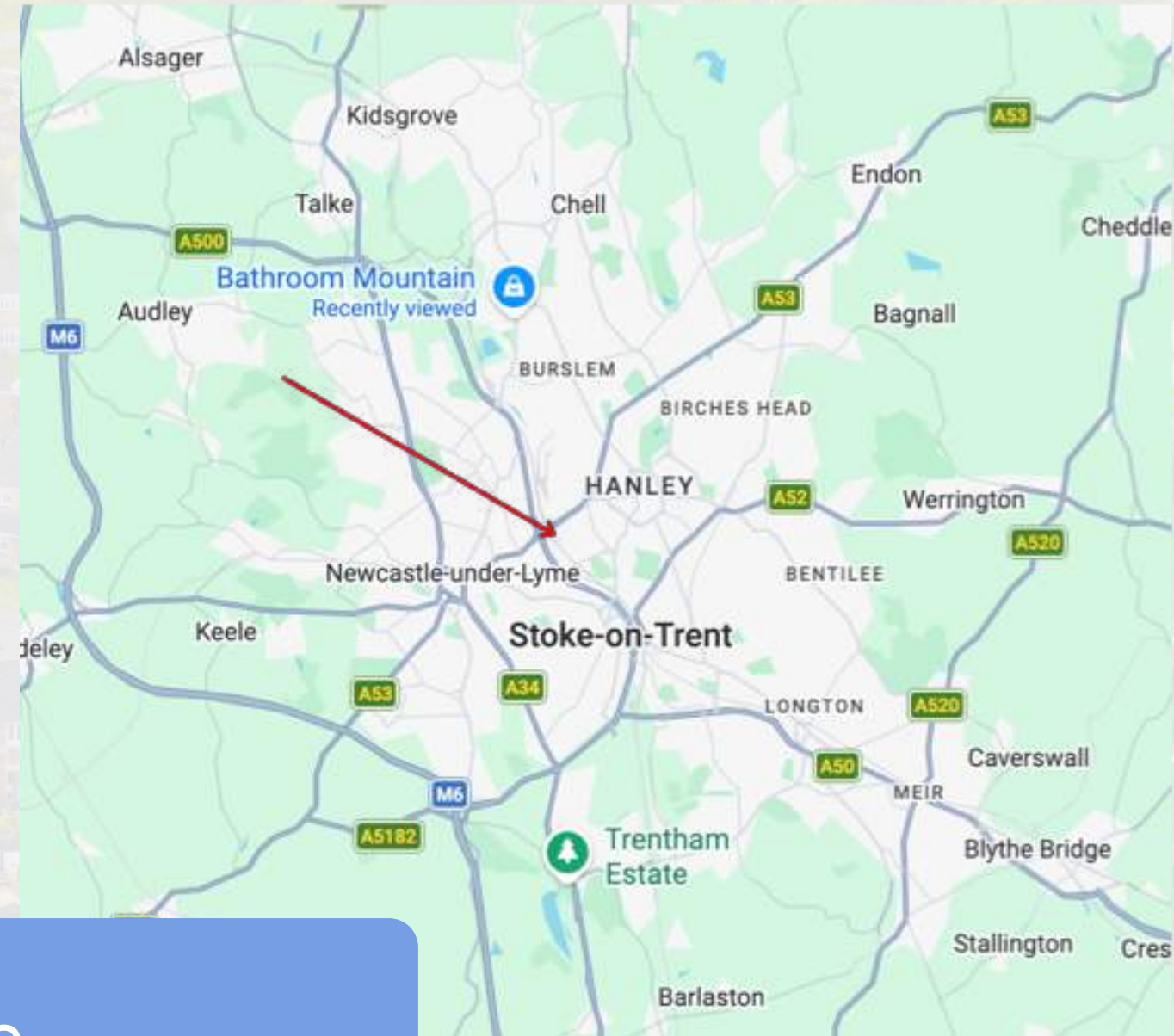
Property Management Fee	£4 000
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REFURB

- PAINTING ENTIRE HOUSE
- NEW BOILER
- NEW OVEN WITH HOB AND EXTRACTOR, NEW SINK, SPLASHBACK TILES
- NEW SHOWER APPLIANCE
- ALARMS
- FIXING WET/DAMP WALLS
- NEW CARPETS AND KITCHEN FLOOR
- FINAL DEEP CLEANING/ SKIP HIRE
- CHIMNEY FLASHING AND SMALL POITING
- 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.

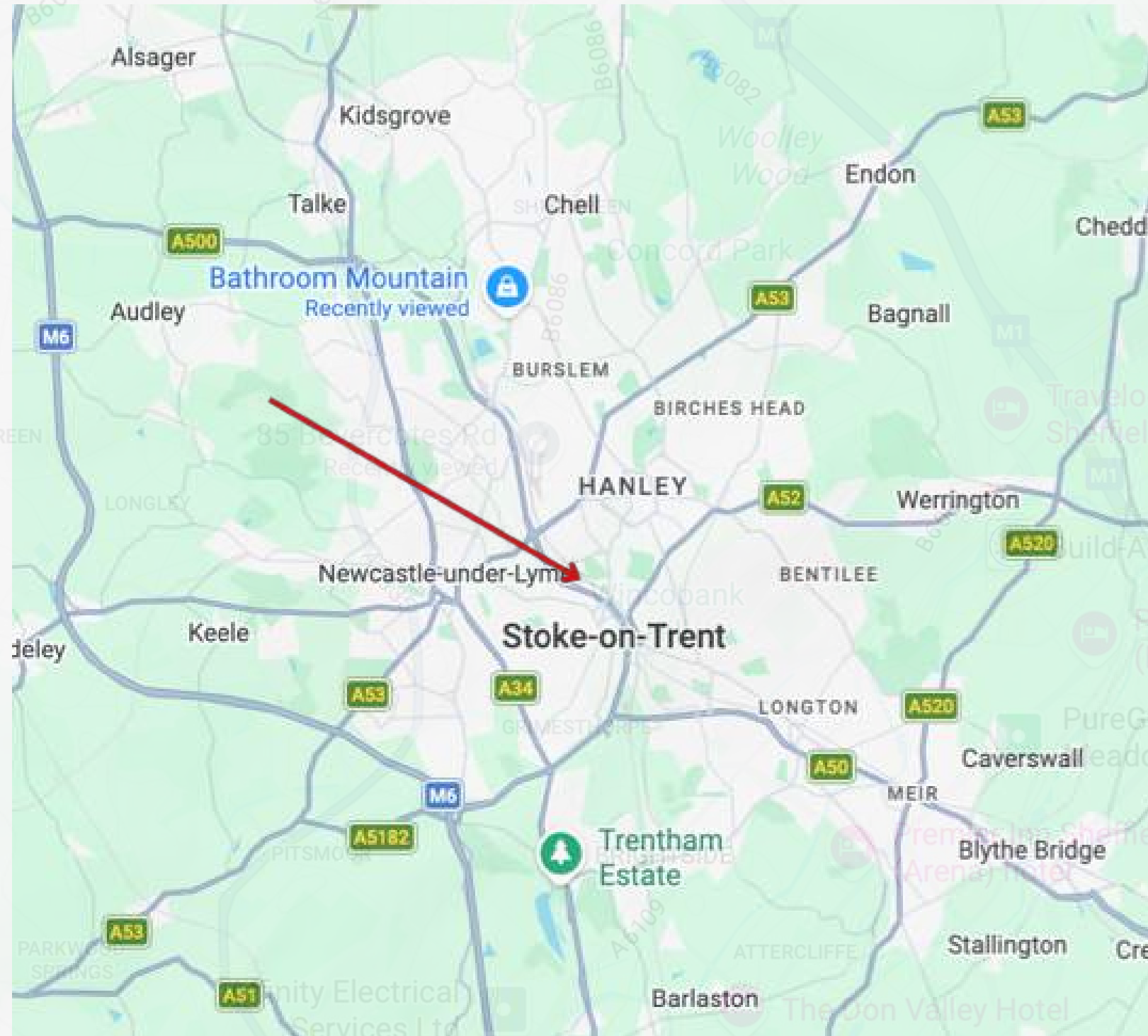


Stoke-on-trent



£91,500

LOCATION



FLOOD

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

BUS / TRAIN

33 Total Stops	33 Total Stops
Bus Stops 15	Metro/Underground Entrance 1
● The Avenue 0.0km ● New Victoria Theatre 0.0km ● Collis Avenue 0.0km ● Victoria Street 2 0.0km ● Balloon Street 0.0km ● Elliott Street 0.0km ● Haydon Street 2 0.0km ● Kingswell Road 0.0km ● Granville Avenue 0.0km	● Cheddleton (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 ● Wedgwood Rail Station 0.0km ● Kidsgrove Rail Station 0.0km ● Barlaston Rail Station 0.0km

EPC

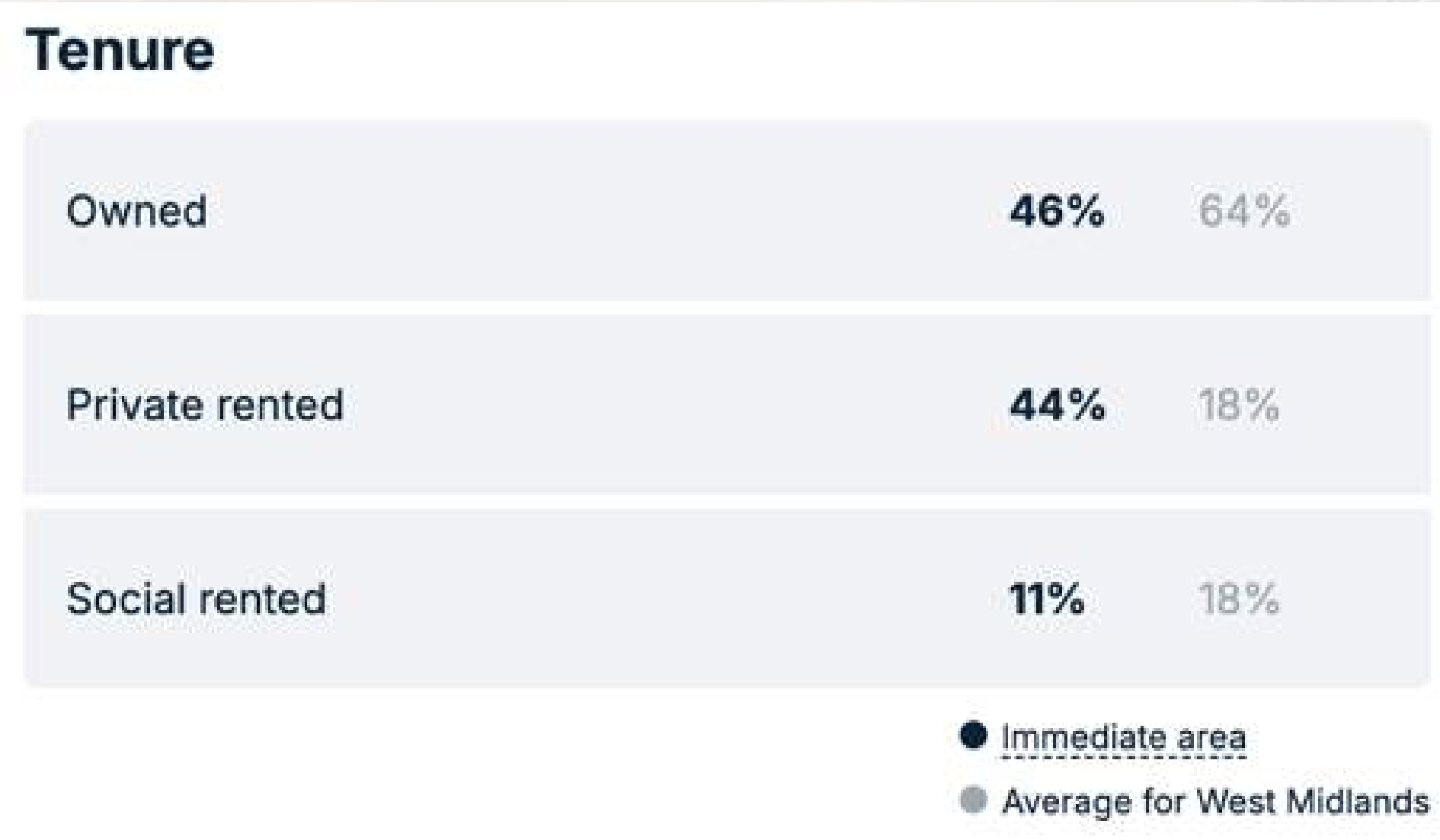
Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

HOUSING



SCHOOLS

Nearest Schools ⓘ

 Harpfield Primary Academy State School	0.2 miles	>
 Lyme Brook Independent School Independent School	0.3 miles	>
 Newcastle-under-Lyme School Independent School	0.4 miles	>
 Demetae Academy Independent School	0.3 miles	>

PICTURES













SOLD HOUSE PRICES

27, Stoke Old Road, Hartshill, Stoke-on-trent ST4 6ES

Terraced

2

Freehold

Today

See what it's worth now

6 Feb 2026

£130,000

26



3, Sackville Street, Basford, Stoke-on-trent ST4 6HU

Terraced

2

Freehold

Today

See what it's worth now

12 Dec 2025

£131,000

25



111, Clare Street, Basford, Stoke-on-trent ST4 6EE

Terraced

2

Freehold

Today

See what it's worth now

6 Jun 2025

£125,000

11



10, Clare Street, Stoke-on-trent ST4

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



Transaction price	£142,700
Transaction date	18 February 2025
Property type	Terraced house
Internal area	1,227 sq feet
Measurement date	30 Apr 2021
£/sqft	£116/sqft
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,455
Energy efficiency	D 61

RENTAL PRICES



Well Street, Newcastle, Staffordshire, ST5

£800 pcm €185 pw

MARKETED BY
Leaders Lettings,
Hartshill

LEADERS



Stanley Road, Stoke-on-Trent, Staffordshire, ST4

Terraced 2 1

0.30 miles

NEW to the market! Act quick to avoid missing out on this IMMACULATE two bedroom property, located in the highly sought after area of Hartshill, please read on for more information

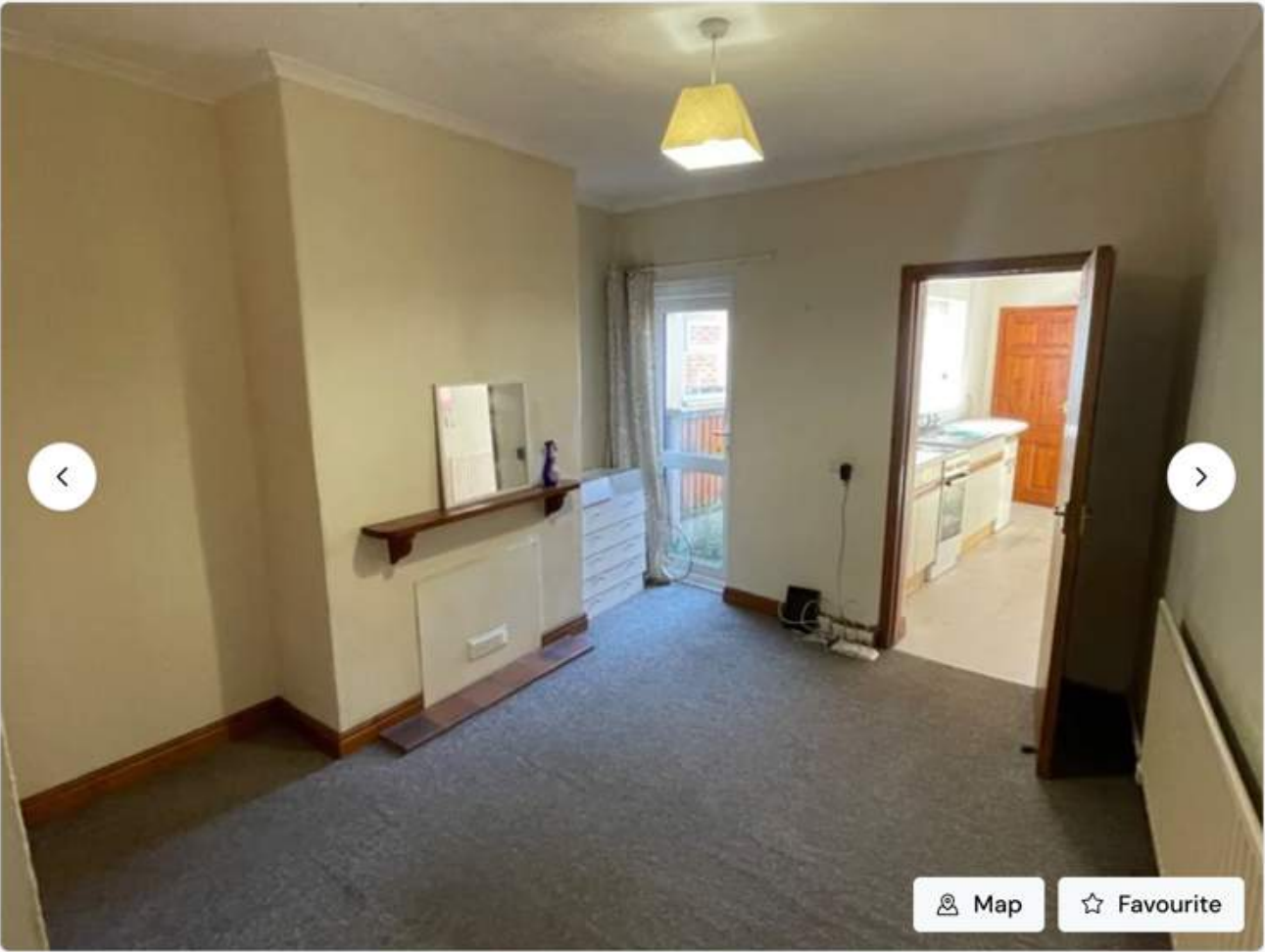
£750 pcm
€173 pw

AVAILABLE NOW

Price Change History

26/07/2026 Price changed from ~~£750 pcm~~ to **£750 pcm**

LET AGREED



2 Bed Terraced House, Silverdale Road, ST5

2 bedrooms 1 bathrooms 5 tenants max. Newcastle Under Lyme

Let Agreed

£775 pcm
£178.85 pw

Let agreed

Property reference: 2970424

Meet the Landlord



Kharan C.

Response Rate: 100% ⓘ

Response Time: Within 13 Hours ⓘ

[Report Listing](#)

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

