

LET PROPERTY PACK

INVESTMENT INFORMATION

Turner Avenue, Failsworth,
M35 0LB

220633570

 www.letproperty.co.uk





Property Description

Our latest listing is in Turner Avenue, Failsworth, M35 0LB

Get instant cash flow of **£1,800** per calendar month with a **7.3%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Turner Avenue,
Failsworth, M35 0LB

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Property Key Features

5 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £294,000.00 and borrowing of £220,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 294,000.00

25% Deposit £73,500.00

SDLT Charge £19,400

Legal Fees £1,000.00

Total Investment £93,900.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,800 per calendar month but the potential market rent is

£ 1,800

Returns Based on Rental Income	£1,800
Mortgage Payments on £220,500.00 @ 5%	£918.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£180.00
Total Monthly Costs	£1,113.75
Monthly Net Income	£686.25
Annual Net Income	£8,235.00
Net Return	8.77%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£4,635.00**
Adjusted To

Net Return **4.94%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,825.00**
Adjusted To

Net Return **4.07%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £325,000.



£325,000

5 bedroom house for sale

+ Add to report

Ridgefield Street, Failsworth, Manchester

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 5 Apr 2024 (30 days) by Orlando Reid, Manchester

Nestled in the charming and well-connected neighborhood of Failsworth, Manchester, this impeccabl...



£300,000

5 bedroom house for sale

+

Ashton Road West, Failsworth, Manchester

NO LONGER ADVERTISED

Marketed from 11 Jan 2021 to 26 Jan 2021 (14 days) by Tyron Ash Real Estate, Mayfair

Property Ref: TASJ | Stunning Unique Design | Three Bathrooms | Excellent Transport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

5 bedroom semi-detached house

Rowan Close, Failsworth, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jun 2025 to 9 Sep 2025 (71 days) by N P Estates, Manchester

+ Add to report



£1,700 pcm

5 bedroom semi-detached house

St. Marys Road, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED

Marketed from 3 Jan 2025 to 4 Jan 2025 by Reeds Rains, Manchester

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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