

LET PROPERTY PACK

INVESTMENT INFORMATION

Leigh Road, Averton M46

226574961

 www.letproperty.co.uk





Property Description

Our latest listing is in Leigh Road, Averton M46

Get instant cash flow of **£700** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£984** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 884 Years

Current Rent: £700

Market Rent: £984

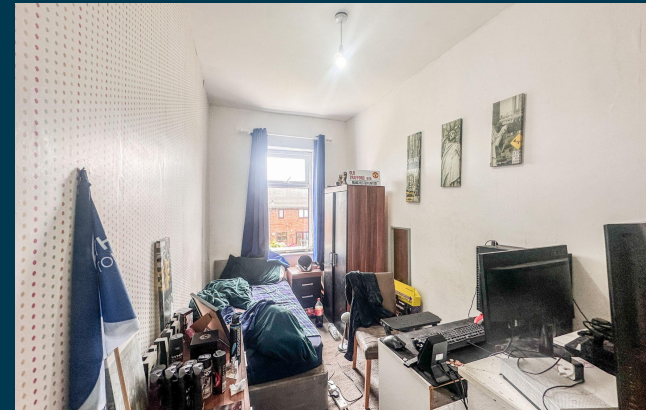
Lounge



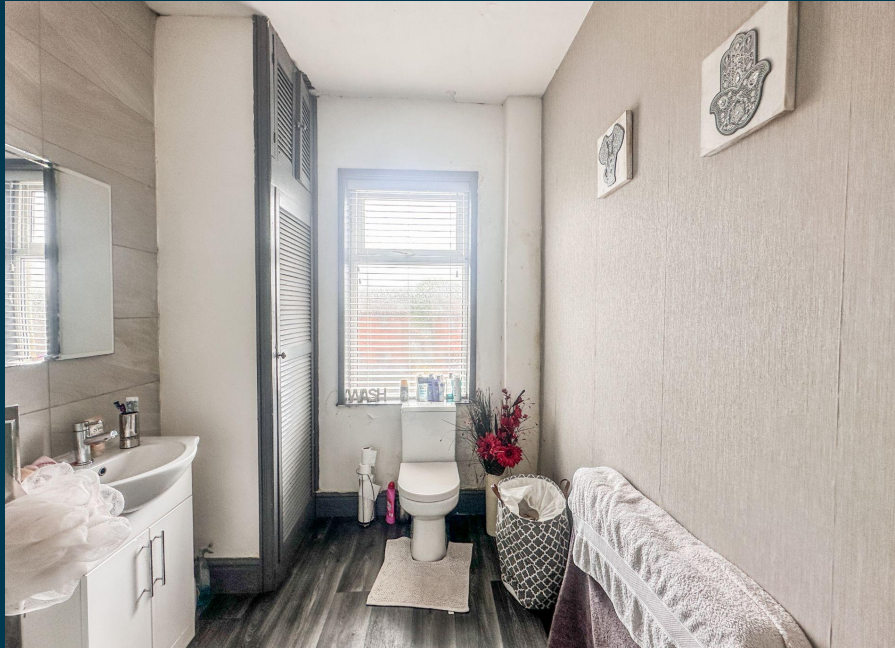
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 984

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



Returns Based on Rental Income	£700	£984
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£98.40
Total Monthly Costs	£460.00	£488.40
Monthly Net Income	£240.00	£495.60
Annual Net Income	£2,880.00	£5,947.20
Net Return	7.78%	16.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,979.20**
Adjusted To

Net Return **10.75%**

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



Annual Net Income **£4,147.20**
Adjusted To

Net Return **11.21%**

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 £165,000.

 <p>arc homes</p> <p>£165,000</p>	<h3>2 bedroom terraced house for sale</h3> <p>Lovers Lane, Atherton, Manchester</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 13 Jan 2026 by Arc Homes, Atherton</p> <p>+ Add to report</p>
 <p>arc homes</p> <p>£160,000</p>	<h3>2 bedroom end of terrace house for sale</h3> <p>Grafton Street, Atherton, Manchester</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 14 Nov 2025 by Arc Homes, Atherton</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Derwent Street, Leigh, WN7

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 13 Mar 2026 (230 days) by The Good Estate Agent, National



£1,085 pcm

2 bedroom terraced house

+ Add to report

Chadwick Street, Leigh, WN7

CURRENTLY ADVERTISED

Marketed from 20 May 2026 by Simple Life, Simple Life

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**



Current term of tenancy: **4 Years +**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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