

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Ruby Street, Denton,
Manchester, M34

227994154





PROPERTY DESCRIPTION

Our latest listing is in Ruby Street, Denton, Manchester, M34

Rent currently agreed with tenant of **£850** per calendar month which calculates to a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to full market rate.

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.

Please read full legal pack for detailed property information.

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



Ruby Street, Denton,
Manchester, M34

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £850

Market Rent: £1,200

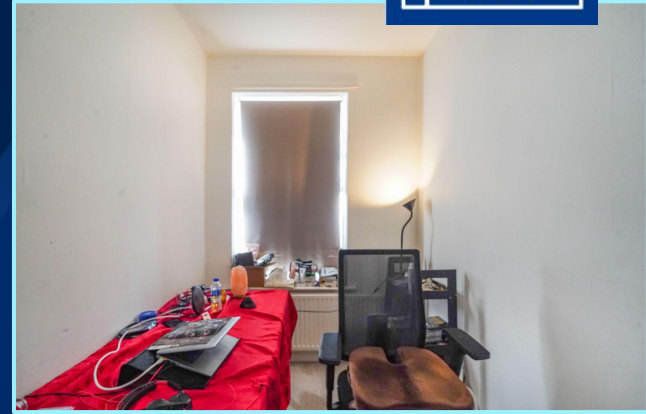
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£170,000

10% Deposit (£5,000 Minimum) **£17,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£23,000**

Purchase Balance **£153,000**

SDLT Charge **£9,400**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£163,400**

Your total all in costs would be ~£163,400 after taxes and fees based on a purchase price of £170,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £210,000.



£210,000

2 bedroom end of terrace house for sale

+ Add to report

Maple Avenue, Denton, Manchester, Greater Manchester, M34

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 May 2026 by YOUR MOVE Mary Ashton, Denton



£190,000

2 bedroom terraced house for sale

+ Add to report

Victoria Street, Denton, Manchester, M34

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Jun 2026 by YOUR MOVE Mary Ashton, Denton

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 lettings team.



£1,200 pcm

2 bedroom house

+ Add to report

Lance Corporal Andrew Breeze Way, Denton, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 13 Jun 2025 (9 days) by My Property Club, Denton



£1,200 pcm

2 bedroom terraced house

+ Add to report

Patterson Street, Denton, M34

NO LONGER ADVERTISED

Marketed from 20 Mar 2025 to 2 Apr 2025 (12 days) by Bridgfords Lettings, Denton



Interested in this
property investment?

Call us on
0161 394 2637

Ruby Street, Denton, Manchester, M34

PROPERTY ID: 227994154

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