

LET PROPERTY PACK

INVESTMENT INFORMATION

Leigh Road, Atherton, M46

226574961

 www.letproperty.co.uk





Property Description

Our latest listing is in Leigh Road, Atherton, M46

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...



Leigh Road, Atherton,
M46

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

**Well-Equipped Kitchen with
Dining Space**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 884 years

Market Rent: £984

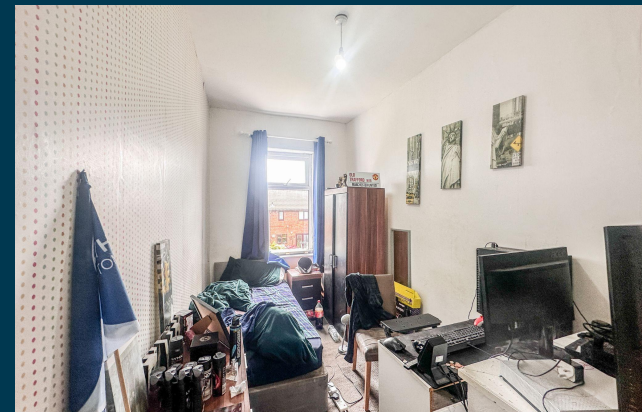
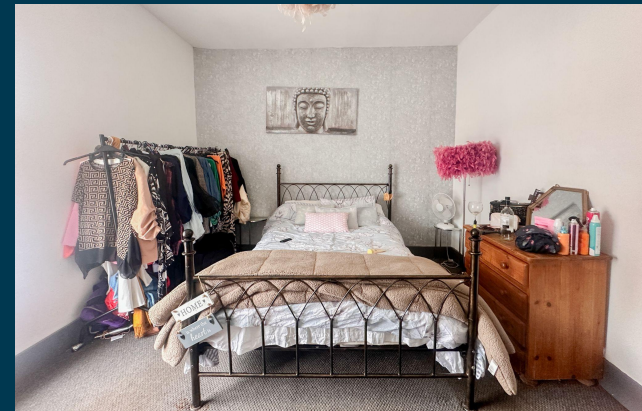
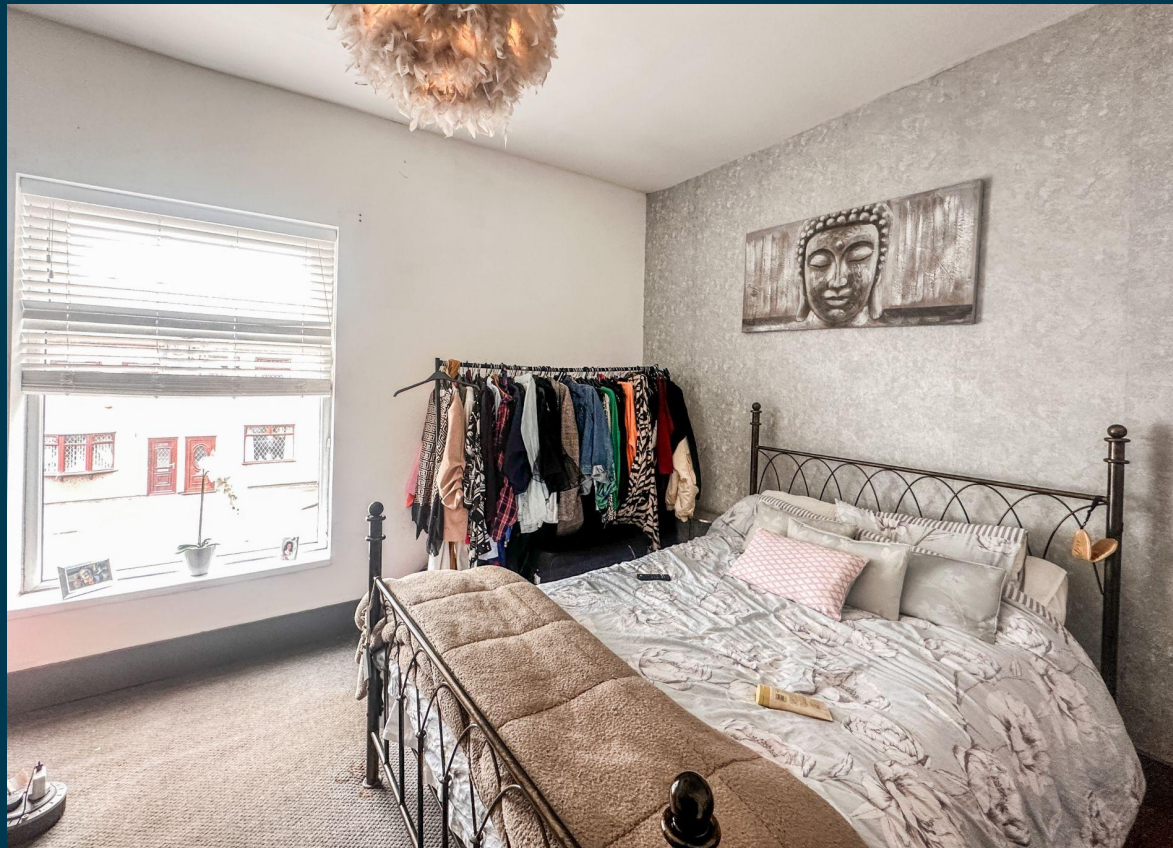
Lounge



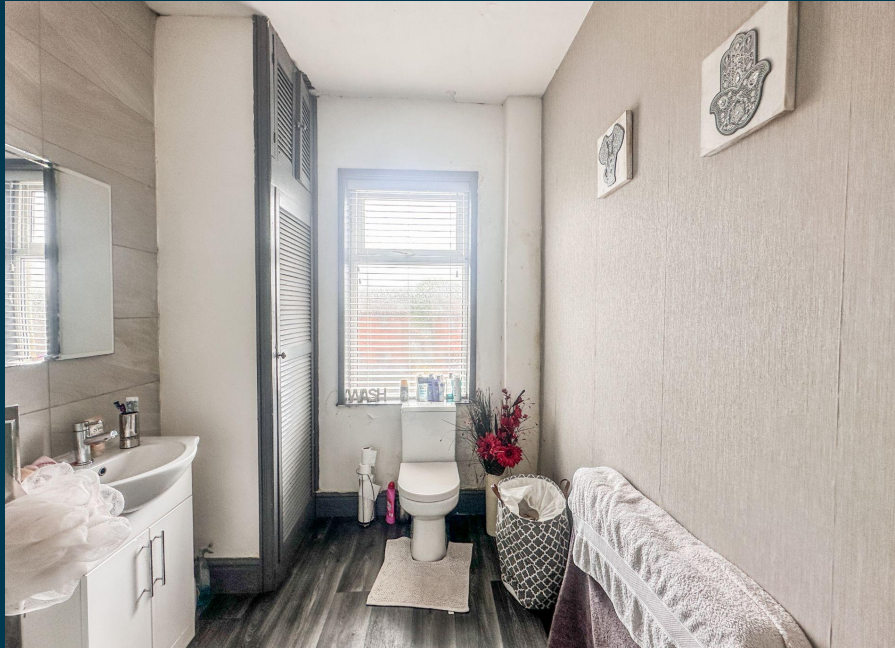
Kitchen



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



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



Returns Based on Rental Income	£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	£98.40
Total Monthly Costs	£488.40
Monthly Net Income	£495.60
Annual Net Income	£5,947.20
Net Return	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 %)



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



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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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