

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Boddington Road, Eccles,  
Manchester, M30

226172075

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Boddington Road, Eccles, Manchester, M30

Get instant cash flow of **£950** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,365** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to 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.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,365**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 194,000.00

SDLT Charge	£11,080
Legal Fees	£1,000
Total Investment	£206,080

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,365



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



Returns Based on Rental Income	£950	£1,365
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£95.00	£136.50
<b>Total Monthly Costs</b>	<b>£110.00</b>	<b>£151.50</b>
<b>Monthly Net Income</b>	<b>£840.00</b>	<b>£1,213.50</b>
<b>Annual Net Income</b>	<b>£10,080.00</b>	<b>£14,562.00</b>
<b>Net Return</b>	<b>4.89%</b>	<b>7.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£11,832**  
Adjusted To

Net Return                      **5.74%**



# 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

## 3 bedroom semi-detached house for sale

Northfleet Road, Eccles, M30

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Sep 2023 to 16 Feb 2024 (150 days) by Hills, Eccles



£200,000

## 3 bedroom semi-detached house for sale

Salteye Road, Eccles, M30

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Oct 2025 by Hills, Eccles

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom semi-detached house

Trevor Road, Manchester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Mar 2026 by Hills, Eccles

£1,495 pcm



## 3 bedroom semi-detached house

Humphrey Court, Eccles, Greater Manchester, M30

CURRENTLY ADVERTISED






Marketed from 24 Apr 2026 by Wise Living Homes, Nottingham

£1,385 pcm

# 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: **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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M30

PROPERTY ID: 226172075

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.



**LETPROPERTY**