

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Dineley Street, Church,
Accrington, BB5

227683109





PROPERTY DESCRIPTION

Our latest listing is in Dineley Street, Church, Accrington, BB5

Rent currently agreed with tenant of **£593** per calendar month which calculates to a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **12.8%** 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...



Dineley Street, Church,
Accrington, BB5

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Property Key Features

3 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

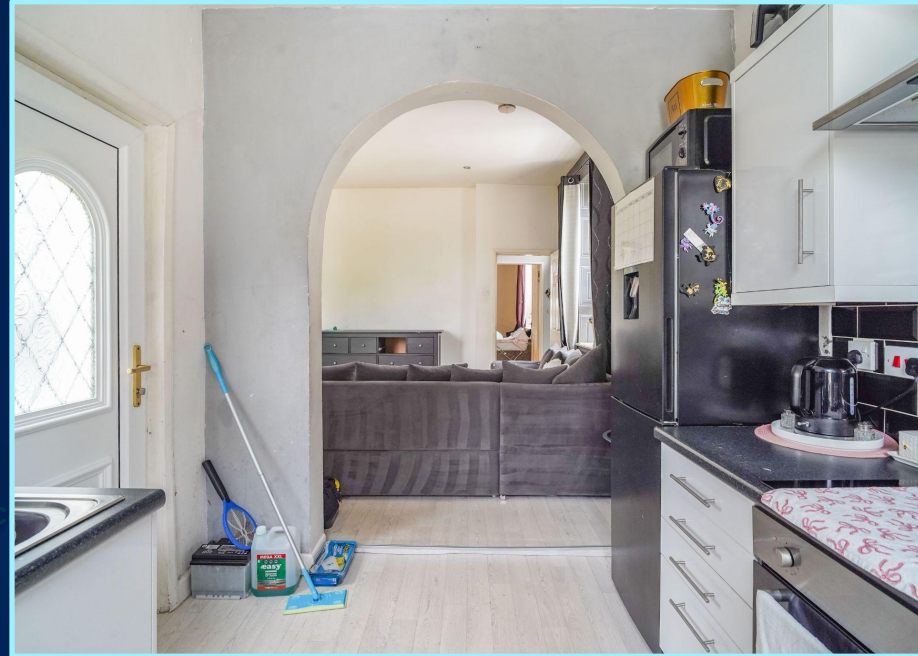
Current Rent: £593

Market Rent: £850

Lounge



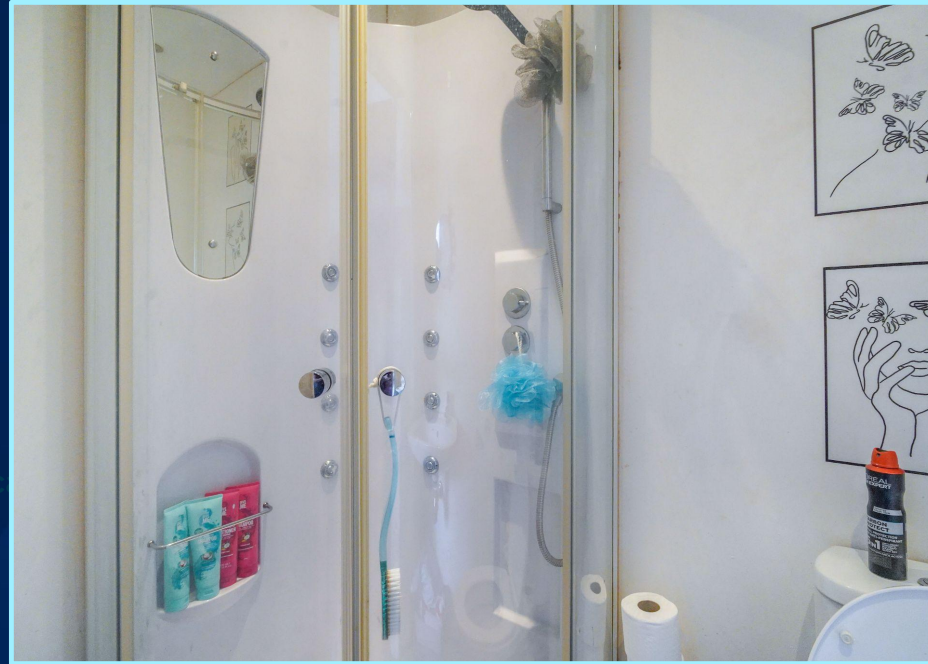
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£80,000

10% Deposit (£5,000 Minimum) **£8,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,000**

Purchase Balance **£72,000**

SDLT Charge **£4,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£77,000**

Your total all in costs would be ~£77,000 after taxes and fees based on a purchase price of £80,000. 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 £125,000.



£125,000

3 bedroom end of terrace house for sale

+ Add to repo

Dineley Street, Church, Accrington

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2026 to 17 Jul 2026 (150 days) by Keenans Estate Agents, Accrington



£110,000

3 bedroom terraced house for sale

+ Add to repor

Elmfield Street, Church, BB5

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2024 to 12 Nov 2024 (95 days) by Duckworths Estate Agents, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

3 bedroom semi-detached house

Barrett Street, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 24 Mar 2025 (2 days) by Mortimers, Accrington

+ Add to report



£850 pcm

3 bedroom mews house

St. James's Mews, Church, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2025 to 7 May 2025 (41 days) by Keenans Estate Agents, Burnley

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Dineley Street, Church, Accrington, BB5

PROPERTY ID: 227683109

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.