



LIVING AREA, VIEW THROUGH THE ARCHWAY

3 Mount Street

Swinton, Manchester M27 5NG

Refurbished two bed house, let at £13,200 a year

£195,000	£13,200	6.8%	2 BED
OFFERS IN EXCESS OF	RENT PER YEAR	GROSS YIELD	TENANTED

Overview

A two bedroom end of terrace house in Swinton, let to a private working tenant at £1,100 a month. The house has been fully refurbished throughout, including re-plastered walls, full external render, most of the roof rebuilt, a new combi boiler, a new kitchen and bathroom, and new carpets and decoration. It has gas central heating and an EPC rating of C.

Key features

- End of terrace house, 2 bed, 70 m² (753 sq ft)
- Let: £1,100 pcm / £13,200 a year
- Full back to brick refurbishment carried out
- Gas central heating, new combi boiler
- EPC C (76), potential B (83)

The numbers

Asking price	**OIEO £195,000**
Current rent	**£13,200 a year**
Gross yield (current)	**6.8%**
Est. market rent	**c.£14,100 a year**
Yield at market rent	**7.2%**

Buyer's fee: £4,000 incl. VAT

REQUEST THE DATA ROOM →

Photos, EPC, floor plan and rent details

Good to know

- Sold with the tenant in place
- Flood risk is very low for rivers, sea and surface water (GOV.UK, area level)
- Freehold; buyer's solicitor to check title
- EPC C (76); council tax Band A; not in a Salford selective licensing area

Property facts

Tenure	**Freehold**
Property	**End of terrace house**
Accommodation	**2 bed, 1 bath, 2 reception**
Floor area	**70 m² in total (EPC)**
EPC rating	**C (76), potential B (83)**
Heating	**Gas central heating**
Occupancy	**Let, one tenancy**
Council tax	**Band A**
Local authority	**Salford City Council**
Flood risk	**Very low (area level)**

Location

Nearby (approx., as the crow flies)

Swinton station: under 1 mile
Manchester Victoria: about 15 min by train
Springwood Primary School: under 0.5 mile
Victoria Park: about 0.5 mile
Manchester city centre: about 4 miles

Mount Street is a residential street of terraced homes in Swinton, in the City of Salford. The area has local schools and parks, shops and services on Chorley Road and Manchester Road, and regular trains from Swinton station into Manchester Victoria.

Market evidence

	Address	Description	Price	Date
Sold	14 Mount Street	Mid-terrace, 76 m²	£183,000	Oct 2025
Sold	7 Mount Street	Mid-terrace, 78 m²	£145,000	Dec 2025
Sold	56 Shaftesbury Road	Mid-terrace, 71 m²	£200,000	Sep 2025
Sold	28 South Avenue	Mid-terrace, 74 m²	£200,000	Feb 2026
Sold	5 Beech Street	Mid-terrace, 79 m²	£170,500	Jul 2026
SSTC	Mount Street	Refurbished terrace, 86 m²	OIEO £220,000	2026
To let	M27 area	2-bed terraces (asking rents)	£1,025 to £1,295 pcm	Nov 2026

Sold prices from HM Land Registry; floor areas from EPC records. The condition of the comparables is not known.

The investment case

- 6.8% gross yield at the asking price, let from day one
- Rent in place of £1,100 pcm sits within the £1,025 to £1,295 pcm asked locally for 2-bed terraces; the mid-point of £1,175 pcm would give 7.2%
- Full back to brick refurbishment carried out
- EPC C with potential B; not in a Salford selective licensing area
- Swinton station gives a direct rail link to Manchester Victoria in about 15 minutes

Interested in this opportunity?

Contact us to secure it or arrange a viewing.

+44 7446 963199
info@loftpropertyinvestments.com

For information only; not an offer or contract. Information is gathered with care from the vendor and public sources but is not guaranteed and is not advice. Buyers should make their own enquiries, inspections and legal checks and take independent advice. Figures exclude purchase costs, tax and finance.

Gallery

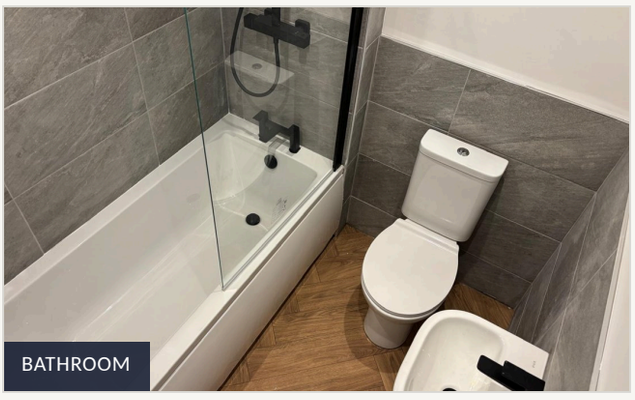

FRONT LIVING ROOM


REAR LIVING AND DINING ROOM


KITCHEN


BEDROOM ONE


BEDROOM TWO


BATHROOM

Accommodation

Room	Floor	Size (m)	m²
Front living room	Ground	3.77 x 4.04	15.3
Rear living and dining room	Ground	3.78 x 3.70	11.8
Kitchen	Ground	1.91 x 5.02	9.5
Bedroom one	First	3.78 x 4.00	13.6
Bedroom two	First	3.78 x 3.03	9.5
Bathroom	First	n/a	n/a
Total floor area (EPC)			**70**

Room sizes are from a floor plan sketch and are approximate.

Interested in this opportunity?

Contact us to secure it or arrange a viewing.

+44 7446 963199
info@loftpropertyinvestments.com

For information only; not an offer or contract. Information is gathered with care from the vendor and public sources but is not guaranteed and is not advice. Buyers should make their own enquiries, inspections and legal checks and take independent advice. Figures exclude purchase costs, tax and finance.