

LET PROPERTY PACK

INVESTMENT INFORMATION

Knowsley Grove, Horwich,
Bolton, BL6

225344819

 www.letproperty.co.uk





Property Description

Our latest listing is in Knowsley Grove, Horwich, Bolton, BL6

Get instant cash flow of **£765** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,008** which would provide the investor a Gross Yield of **9.0%** 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...



Knowsley Grove, Horwich,
Bolton, BL6

225344819



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £2.00 PM

Lease Length: 3877 Years

Current Rent: £765

Market Rent: £1,008

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge **£6,950**

Legal Fees **£1,000**

Total Investment **£142,950**

Projected Investment Return



The monthly rent of this property is currently set at £765 per calendar month but the potential market rent is

£ 1,008

Returns Based on Rental Income	£765	£1,008
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.00	
Letting Fees	£76.50	£100.80
Total Monthly Costs	£93.50	£117.80
Monthly Net Income	£671.50	£890.20
Annual Net Income	£8,058.00	£10,682.40
Net Return	5.64%	7.47%

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



Return **Stress Test** Analysis Report



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



Annual Net Income **£8,666**
Adjusted To

Net Return **6.06%**

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 £170,000.

	2 bedroom end of terrace house for sale	+ Add to report
	Carwood Grove, Horwich, Bolton, Greater Manchester, BL6 6EY	
	NO LONGER ADVERTISED	
	Marketed from 17 Jan 2026 to 13 Feb 2026 (27 days) by Miller Metcalfe, Bolton	
£170,000		
	2 bedroom terraced house for sale	+ Add to report
	Knowsley Grove, Horwich, BL6	
	CURRENTLY ADVERTISED	
	Marketed from 30 Apr 2026 by Roe & Co Residential Sales and Lettings, Bolton	
£157,500		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

2 bedroom terraced house

Platelayers Close, Horwich

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Mar 2026 by Ascend, Manchester

+ Add to report



£950 pcm

2 bedroom terraced house

Nasmyth Street, Horwich, Bolton, Greater Manchester, BL6

CURRENTLY ADVERTISED

Marketed from 1 Apr 2026 by Regency Estates, Horwich

+ Add to report


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: **Moved in within the last 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.



Knowsley Grove, Horwich, Bolton, BL6

PROPERTY ID: 12345678



www.letproperty.co.uk

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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