

LET PROPERTY PACK

INVESTMENT INFORMATION

Thirlmere Avenue,
Horwich, Bolton, BL6

226651753

 www.letproperty.co.uk





Property Description

Our latest listing is in Thirlmere Avenue, Horwich, Bolton, BL6

Get instant cash flow of **£880** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£920** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Thirlmere Avenue,
Horwich, Bolton, BL6

226651753



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £0.00 PM

Lease Length: 937 Years

Current Rent: £880 PM

Market Rent: £920 PM

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 185,000

SDLT Charge £10,450

Legal Fees £1,000

Total Investment £196,450

Projected Investment Return



The monthly rent of this property is currently set at £880 per calendar month but the potential market rent is

£ 920



Returns Based on Rental Income	£880	£920
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£88.00	£92.00
Total Monthly Costs	£103.00	£107.00
Monthly Net Income	£777.00	£813.00
Annual Net Income	£9,324.00	£9,756.00
Net Return	4.75%	4.97%

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 **£7,916**
Adjusted To

Net Return **4.03%**



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 £195,000.



£195,000

3 bedroom terraced house for sale

+ Add to re

Victoria Road, Horwich, Bolton, BL6

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Aug 2024 to 5 Nov 2025 (454 days) by Lancasters Estate Agents, Bolton



£190,000

3 bedroom semi-detached house for sale

+ Add to

Victoria Road, Horwich, Bolton, BL6

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 to 16 Mar 2026 (362 days) by Regency Estates, Horwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom terraced house

Fox Street, Horwich, Bolton, BL6

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2026 to 18 Feb 2026 (20 days) by Regency Estates, Horwich

+ Add to report



£950 pcm

3 bedroom terraced house

Siemens Street, Horwich, Bolton, Greater Manchester, BL6

NO LONGER ADVERTISED

Marketed from 9 Dec 2025 to 20 Jan 2026 (42 days) 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.



www.letproperty.co.uk

Thirlmere Avenue, Horwich, Bolton, BL6

PROPERTY ID: 12345678

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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