

LET PROPERTY PACK

INVESTMENT INFORMATION

Wyredale Close, Wigan,
WN2

224852400

 www.letproperty.co.uk





Property Description

Our latest listing is in Wyredale Close, Wigan, WN2

Get instant cash flow of **£725** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£957** which would provide the investor a Gross Yield of **7.0%** 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...



Wyredale Close, Wigan,
WN2

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Property Key Features

3 Bedrooms

2 Bedrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £1.00 PM

Ground Rent: £12.00 PM

Lease Length: 978 years

Current Rent: £725

Market Rent: £957

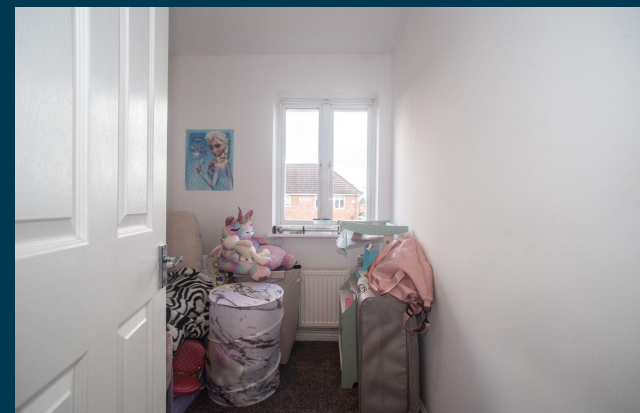
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 163,000.00

25% Deposit	£40,750.00
SDLT Charge	£8,910
Legal Fees	£1,000.00
Total Investment	£50,660.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 957



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



Returns Based on Rental Income	£725	£957
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£12.00	
Letting Fees	£72.50	£95.70
Total Monthly Costs	£609.88	£633.08
Monthly Net Income	£115.13	£323.93
Annual Net Income	£1,381.50	£3,887.10
Net Return	2.73%	7.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,973.10**
Adjusted To

Net Return **3.89%**

If Interest Rates increased by 2% (from 5% to %)



Annual Net Income **£1,586.10**
Adjusted To

Net Return **3.13%**

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.

 <p>£170,000</p>	<h3>3 bedroom terraced house for sale</h3> <p>Lune Road, Wigan</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 15 Feb 2026 to 15 Feb 2026 by Rainbow NW, Manchester</p> <p>+ Add to report</p>
 <p>£165,000</p>	<h3>3 bedroom semi-detached house for sale</h3> <p>Borrowbeck Close, Platt Bridge, Wigan, WN2 5EZ</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 7 May 2025 to 21 Jan 2026 (258 days) by Adore Properties, Bolton</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom town house

+ Add to report

Stuart Close, Platt Bridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2025 to 25 Sep 2025 (146 days) by Borrón Shaw, Wigan



£850 pcm

3 bedroom terraced house

+ Add to report

Wyre Avenue, Platt Bridge, Wigan, WN2

NO LONGER ADVERTISED

Marketed from 9 Jun 2025 to 12 Jun 2025 (2 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2512926

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.



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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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