

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Greenbank Terrace
Middleton, Manchester
M24

228064012





PROPERTY DESCRIPTION

Our latest listing is in Greenbank Terrace Middleton, Manchester M24

Rent currently agreed with tenant of **£830** per calendar month which calculates to a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,055** which would provide the investor a Gross Yield of **6.2%** 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...



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Property Key Features

3 Bedrooms

Fully Equipped Modern Kitchen

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £830

Market Rent: £1,055

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£205,000

10% Deposit (£5,000 Minimum) **£20,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£26,500**

Purchase Balance **£184,500**

SDLT Charge **£11,850**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£197,350**

Your total all in costs would be ~£197,350 after taxes and fees based on a purchase price of £205,000. 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 £402,995.



£402,995

3 bedroom house for sale

Don Street, Off Oldham road, Middleton, M24 2GG

NO LONGER ADVERTISED

Marketed from 12 Aug 2026 to 22 Aug 2026 (9 days) by Kellen Homes



£378,995

3 bedroom house for sale

Don Street, Off Oldham road, Middleton, M24 2GG

NO LONGER ADVERTISED

Marketed from 12 Aug 2026 to 24 Aug 2026 (12 days) by Kellen Homes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our lettings team.



£1,250 pcm

3 bedroom semi-detached house

Collinge Avenue, Middleton, Manchester, M24

CURRENTLY ADVERTISED

Marketed from 18 Mar 2021 by The Property Man, Sale



£1,200 pcm

3 bedroom terraced house

Norman Street, M24

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Sep 2024 to 25 Aug 2026 (721 days) by Taylor & Wood Estate Agents, Hyde

+ Add



Interested in this
property investment?

Call us on
0161 394 2637

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M24

PROPERTY ID: 228064012

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.