

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Dineley Street, Church,
Accrington, BB5

227835154





PROPERTY DESCRIPTION

Our latest listing is in Dineley Street, Church, Accrington, BB5

Rent currently agreed with tenant of **£593** per calendar month which calculates to a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **12.8%** 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...



Dineley Street, Church,
Accrington, BB5

227835154

Property Key Features

3 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

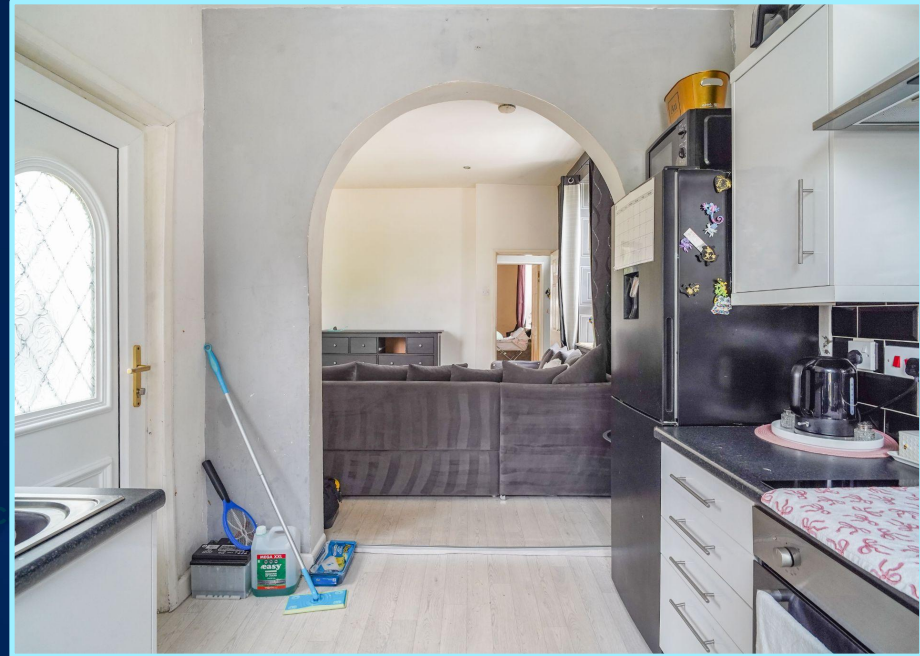
Current Rent: £593

Market Rent: £850

Lounge



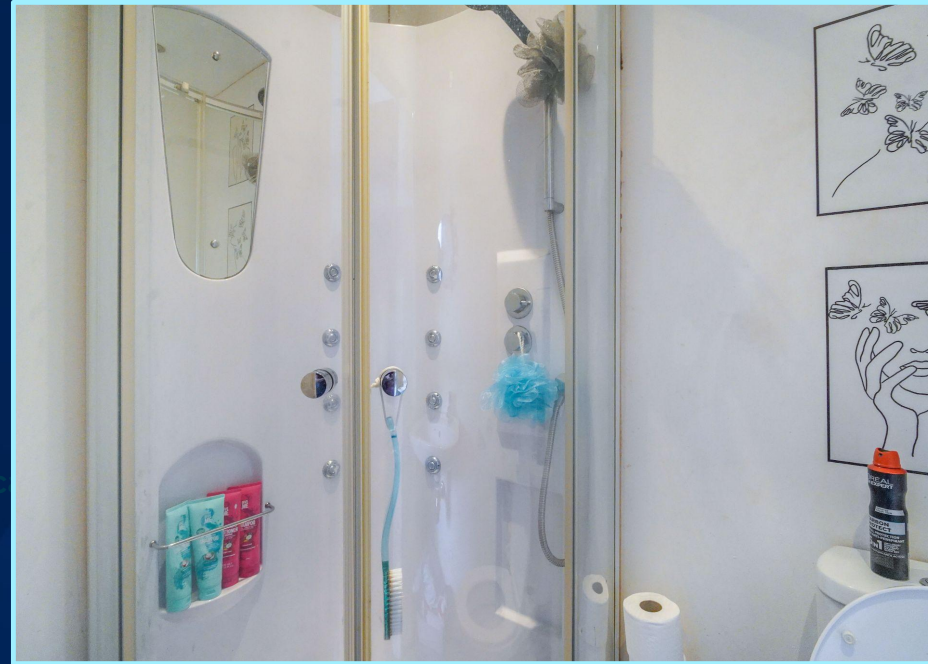
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£80,000

10% Deposit (£5,000 Minimum) **£8,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,000**

Purchase Balance **£72,000**

SDLT Charge **£4,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£77,000**

Your total all in costs would be ~£77,000 after taxes and fees based on a purchase price of £80,000. 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 £125,000.



£125,000

3 bedroom end of terrace house for sale

+ Add to repo

Dineley Street, Church, Accrington

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2026 to 17 Jul 2026 (150 days) by Keenans Estate Agents, Accrington



£110,000

3 bedroom terraced house for sale

+ Add to repor

Elmfield Street, Church, BB5

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2024 to 12 Nov 2024 (95 days) by Duckworths Estate Agents, Accrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

3 bedroom semi-detached house

Barrett Street, Accrington, Lancashire, BB5

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 24 Mar 2025 (2 days) by Mortimers, Accrington

+ Add to report



£850 pcm

3 bedroom mews house

St. James's Mews, Church, Accrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2025 to 7 May 2025 (41 days) by Keenans Estate Agents, Burnley

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Dineley Street, Church, Accrington, BB5

PROPERTY ID: 227835154

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.