

LET PROPERTY PACK

INVESTMENT INFORMATION

171 Sale Road,
Wythenshawe,
Manchester, M23

225445633

 www.letproperty.co.uk





Property Description

Our latest listing is in 171 Sale Road, Wythenshawe, Manchester, M23

Get instant cash flow of **£950** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,121** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £125.00 pm

Ground Rent: £28.00 pm

Lease Length: 228 years

Current Rent: £950

Market Rent: £1,121

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £191,000.00 and borrowing of £143,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 191,000.00

25% Deposit	£47,750.00
SDLT Charge	£10,870
Legal Fees	£1,000.00
Total Investment	£59,620.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,121



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



Returns Based on Rental Income	£950	£1,121
Mortgage Payments on £143,250.00 @ 5%	£596.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£28.00	
Letting Fees	£95.00	£112.10
Total Monthly Costs	£859.88	£876.98
Monthly Net Income	£90.13	£244.03
Annual Net Income	£1,081.50	£2,928.30
Net Return	1.81%	4.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£686.30**
Adjusted To

Net Return **1.15%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£399.30**
Adjusted To

Net Return **0.67%**

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 £265,000.



2 bedroom maisonette for sale

Gratrix Lane, Sale

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Feb 2026 by Jordan Fishwick, Sale

£265,000



2 bedroom apartment for sale

Gibwood Road, Manchester, Greater Manchester, M22

CURRENTLY ADVERTISED

Marketed from 10 Dec 2025 by Reeds Rains, Didsbury

£250,000

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 letting team at **Let Property Management**.



2 bedroom apartment

Skaife Road, Sale, M33

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jan 2026 to 11 Feb 2026 (37 days) by Hibbert Homes, Sale

£1,250 pcm



2 bedroom apartment

Pocklington Drive, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2025 to 18 Jan 2026 (36 days) by Gascoigne Halman, Altrincham






£1,200 pcm



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 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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