

LET PROPERTY PACK

INVESTMENT INFORMATION

East Lancashire Road,
Lowton, Warrington,
Wigan, Greater
Manchester, WA3

226658633

 www.letproperty.co.uk





Property Description

Our latest listing is in East Lancashire Road, Lowton, Warrington, Wigan, Greater Manchester, WA3

Get instant cash flow of **£1,100** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 900 Years

Current Rent: £1,100

Market Rent: £1,150

Lounge



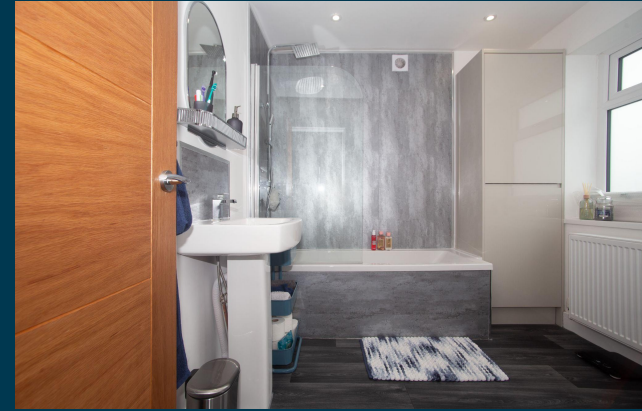
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit	£55,000.00
SDLT Charge	£12,900
Legal Fees	£1,000.00
Total Investment	£68,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,100	£1,150
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£110.00	£115.00
Total Monthly Costs	£812.50	£817.50
Monthly Net Income	£287.50	£332.50
Annual Net Income	£3,450.00	£3,990.00
Net Return	5.01%	5.79%

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 **£1,690.00**
Adjusted To

Net Return **2.45%**

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

Annual Net Income **£690.00**
Adjusted To

Net Return **1.00%**

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 £260,000.



£260,000

3 bedroom semi-detached house for sale

+ Add to report

Thompson Farm Meadow, Lowton, WA3 2UJ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Mar 2026 by eXp UK, London



£250,000

3 bedroom semi-detached house for sale

+ Add to report

Norwood Avenue, Lowton, WA3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Nov 2025 by Yopa, North West & Midlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom detached house

Martland Avenue, Lowton, WA3

CURRENTLY ADVERTISED

Marketed from 23 May 2026 by Jump-Pad, Newton Le Willows

+ Add to report



£1,100 pcm

3 bedroom end of terrace house

Newton Road , Lowton

NO LONGER ADVERTISED

LET AGREED






Marketed from 11 Feb 2026 to 1 Apr 2026 (49 days) by Martin & Co, Leigh

+ 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.



Interested in this
property investment?

Call us on
0141 478 0985

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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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