

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Halliwell Road, Bolton, BL1

225977636

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Halliwell Road, Bolton, BL1

Get instant cash flow of **£949** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£956** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Halliwell Road, Bolton, BL1

225977636



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £3.00 PM**

**Lease Length: 634 years**

**Current Rent: £949 PM**

**Market Rent: £956 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 165,000

SDLT Charge **£9,050**

Legal Fees **£1,000**

Total Investment **£175,050**

# Projected Investment Return



The monthly rent of this property is currently set at £949 per calendar month but the potential market rent is

£ 956

Returns Based on Rental Income	£949	£956
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£3.00	
Letting Fees	£94.90	£95.60
<b>Total Monthly Costs</b>	<b>£112.90</b>	<b>£113.60</b>
<b>Monthly Net Income</b>	<b>£836.10</b>	<b>£842.40</b>
<b>Annual Net Income</b>	<b>£10,033.20</b>	<b>£10,108.80</b>
<b>Net Return</b>	<b>5.73%</b>	<b>5.77%</b>

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      **£8,197**  
Adjusted To

Net Return                      **4.68%**



# 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 £179,000.



£179,000

## 2 bedroom semi-detached house for sale

+ Add to

3 Seaton Road, Bolton, BL1 6JB

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 27 Feb 2026 by William Thomas Estate Agency, Bolton



£175,000

## 2 bedroom terraced house for sale

+ Add to report

Thornley Avenue, Smithills, Bolton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Oct 2025 by Redman Casey, Horwich

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom apartment

+ Add to report

Halliwell Road, Bolton

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 to 13 Apr 2026 (33 days) by Core Estates, Bolton



£995 pcm

## 2 bedroom semi-detached house

+ Add to r

Trawden Avenue, Smithills, Bolton, BL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2026 to 18 May 2026 (48 days) by Belvoir, Bolton

# 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**

 Current term of tenancy: **3 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Halliwell Road, Bolton, BL1

PROPERTY ID: 12345678

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.



**LETPROPERTY**