


LET PROPERTY PACK

INVESTMENT INFORMATION

Madams Wood Road,
Worsley, Manchester, M28

225805475

 www.letproperty.co.uk





Property Description

Our latest listing is in Madams Wood Road, Worsley, Manchester, M28

Get instant cash flow of **£800** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,091** which would provide the investor a Gross Yield of **6.6%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

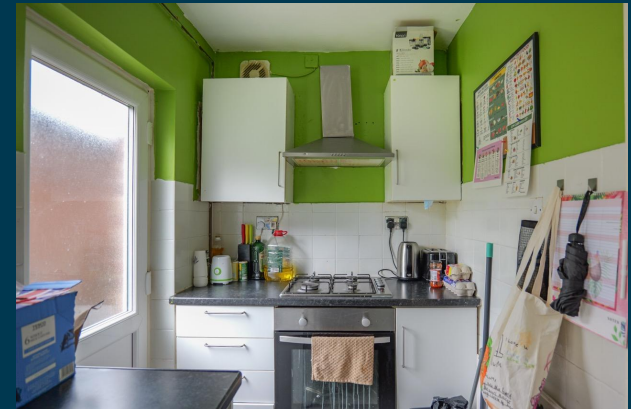
Current Rent: £800 PM

Market Rent: £1,091 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £198,000.00 and borrowing of £148,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 198,000.00

25% Deposit	£49,500.00
SDLT Charge	£11,360
Legal Fees	£1,000.00
Total Investment	£61,860.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,091



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



Returns Based on Rental Income	£800	£1,091
Mortgage Payments on £148,500.00 @ 5%	£618.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£109.10
Total Monthly Costs	£713.75	£742.85
Monthly Net Income	£86.25	£348.15
Annual Net Income	£1,035.00	£4,177.80
Net Return	1.67%	6.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,995.80**
Adjusted To

Net Return **3.23%**

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

Annual Net Income **£1,207.80**
Adjusted To

Net Return **1.95%**

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 £199,950.



£199,950

3 bedroom semi-detached house for sale

+ Add to report

Courtyard Drive, Worsley, M28

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2025 to 27 Aug 2025 (124 days) by Smoothmove Property, Tyldesley



£195,000

3 bedroom terraced house for sale

+ Add to report

Landau Drive, Worsley, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2025 to 5 Dec 2025 (174 days) by Rainbow NW, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

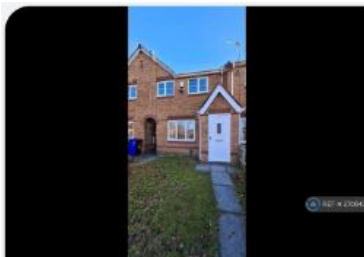
+ Add to report

Calder Drive, Worsley, Greater Manchester, M28 0TH

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Sep 2025 to 1 Sep 2025 by Bolton Properties, Bolton



£1,090 pcm

3 bedroom terraced house

+ Add to report

Wildbrook Road, Little Hulton, Manchester, M38






NO LONGER ADVERTISED

Marketed from 25 Nov 2025 to 30 Nov 2025 (4 days) by OpenRent, London

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: **5 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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