

3 Bed Cottage, Mottram - On Market At £130,000

Our Price: £100,000



This property is brought to you by your PD4S Agent:

Idris
Zia

Description

We are very pleased to offer this fantastic opportunity for investors as it **at £30,000 below the listed price.**

The property consists of a lounge, dining room and kitchen on the ground floor. There is a bedroom and a bathroom on the first floor and a further two bedrooms on the second floor.

The property is currently tenanted and is bringing in £550pcm (£6,600 pa) however, we have found a similar property on the same street asking for £595pcm (£7140 pa)

Mottram-in-Longdendale is approximately half a mile from the Manchester motorway network and around 1 mile from the train station which connects to Manchester Piccadilly. Mottram is less than an hour from Manchester Airport.

To the East we find the Peak District National Park giving access to many outdoor activities. There is also a Deli and a Ye Olde Village Fish and Chip shop making this property ideal for professional and young family lets.



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07726 499894



Financials

Purchase Costs

On Market Price:	£130,000
Our Price:	£100,000
Value after works (est.):	£135,000



Upfront Cash

Deposit:	£25,000
Refurb. Costs: Approx.	£8,000
Stamp Duty:	£3,000
Finder's Fee:	£3,000
Other Fees: Approx.	£950



What You Get Back

Est. 1st Year Annual Profit:	£2,032
Return on Upfront Cash:	5.09%

Comparables

3 Bedroom Terraced House on Market Street - SOLD; asking price: £130,000 <http://www.rightmove.co.uk/property-for-sale/property-37512585.html>

3 Bedroom Terraced House to Rent on Stalybridge Road; rental of £595 pcm <http://www.rightmove.co.uk/property-to-rent/property-53532859.html>

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*all our properties' finances are based on the same model. Your actual return return will be based on your own personal circumstances. We "stress" our finances by assuming an interest only mortgage with a 25% deposit at 5%. Therefore, we believe that you should be able to significantly improve on the returns that we have estimated. **Please ensure you do your due diligence before purchasing any of our properties.**