

**MEMBERS
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**Kenyon Avenue, Oldham, OL8
2 Bed Terraced House
£107,000**



Property details

- 2 bed terraced house in a lovely avenue in Oldham, Greater Manchester
- Fantastic and popular location with easy access to Central Manchester
- Postcode **OL8 1**
- Nice outside space with balcony
- Same tenant **since 2015** who sees it as a home.
- All new certificates in place and fully compliant
- EPC – C

Financials:

- Exclusively negotiated price of **£107,000**
- 2 bed properties in the OL8 postcode average **£140,000** (Source: Property Data)
- Tenanted at **£750** per calendar month or **£9,000** per annum
- Fully managed by a local estate agent at **11% + VAT** (up to the new buyer if they keep or manage themselves)
- Gross return on purchase price = **8.4%** (without management)
- NET return on purchase price, retaining the management so fully hands off = **7.3%**
- Excellent opportunity to Buy, wait for the market to come back, refinance and pull your money back out.
- Ideal for someone looking for solid portfolio acquisitions in strong locations.
- The OL8 postcode has seen a **35% growth** in the last **5 years** and prices set to rise. (Source: Property Data)
- Suits a mid to long term investor looking for strong growth and increased yields over time.

Buying options:

Cash or mortgage buyers welcome, but due to the current market and how we have negotiated these prices we do advise any new buyer, who is looking to use finance to have a minimum 35% deposit as it gives YOU more security, a better interest rate, and more options.

A cash buyer has a big advantage and can really cash in by opting to sit on the property and refinance at a better time in relation to mortgage rates.

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