

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

166 Flixton Road Urmston
Manchester,
M41 5DR

PROPERTY DETAILS

166 Flixton Road Urmston
Manchester
M41 5DR

OFFERS IN THE REGION OF
£335,000

Sell Your Tenanted Property are delighted to bring to market this 4- bedroom HMO house situated in the sought after area of Manchester

Type Of Home Semi - Detached

Tenure Freehold

Rent £1,750/PCM

Returns £21,000

Yield 6.2%

Bedrooms 4

Bathrooms TBC

Reception 0

Area Sqft 969 SQFT

PROPERTY SUMMARY

This property is an exceptional investment opportunity, strategically located just 0.4 miles from Urmston town centre and Train Station, with direct train routes into Manchester city centre in just 10 minutes. Its prime position on Flixton Road also offers excellent public transport links and quick access to key motorway routes, ensuring easy connectivity to Manchester city centre, MediaCity, and surrounding areas.

The property's proximity to major attractions such as Old Trafford's football and cricket grounds, and Trafford Village's diverse amenities—including The Trafford Centre, David Lloyd leisure facilities, an indoor ski slope, skydiving, and more—adds significant lifestyle appeal, making it highly attractive to potential tenants.

For families, the location is ideal, with top-performing schools just 500 yards away, including a high-achieving girls' school and a prestigious grammar school. The nearby Trafford General Hospital, only 0.5 miles away, further enhances the property's appeal for tenants seeking convenience and access to essential services.

Urmston itself has seen substantial growth, with an influx of new bars, restaurants, and amenities drawing more people to the area. The planned redevelopment of the town centre market into a vibrant food hall is set to further increase demand, driving up property values and rental yields.

With Manchester's property market projected to grow by an impressive 25.8% over the next five years—far outpacing the national average—this property presents a rare opportunity to capitalize on one of the UK's strongest housing markets. Whether you're looking for rental income or long-term capital appreciation, this investment is poised to deliver excellent returns.

PROPERTY IMAGES



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FLOORPLAN

Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor

Approx 47 sq m / 506 sq ft

First Floor

Approx 43 sq m / 464 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT

£1750/PCM

Cash Purchase Investment/ Current Return = **6.2% Yield**

Investment

House Purchase Price	£335,000
LBTT	£14,300
Legal Fees	£1,000
Total Investment	£350,300

Income

Annual Income	£21,000
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£21,000

BTL Mortgage Investment/ Current Return = **10.8% Yield**

Investment

25% Of Purchase Price	£83,750
LBTT	£14,300
Legal Fees	£1,000
Total Investment	£99,050

Income

Potential Annual Income	£21,000
Less Mortgage Int	£10,301
Service Charge & Ground Rent	£0
Net Annual Income	£10,699

*Assumed 25% deposit & BTL interest rate of 4.1%

RETURN AT POTENTIAL RENT £1950/PCM

Cash Purchase Investment/ Current Return = **6.9% Yield**

Investment

House Purchase Price	£335,000
LBTT	£14,300
Legal Fees	£1,000
Total Investment	£350,300

Income

Annual Income	£23,400
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£23,400

BTL Mortgage Investment/ Current Return = **13.2% Yield**

Investment

25% Of Purchase Price	£83,750
LBTT	£14,300
Legal Fees	£1,000
Total Investment	£99,050

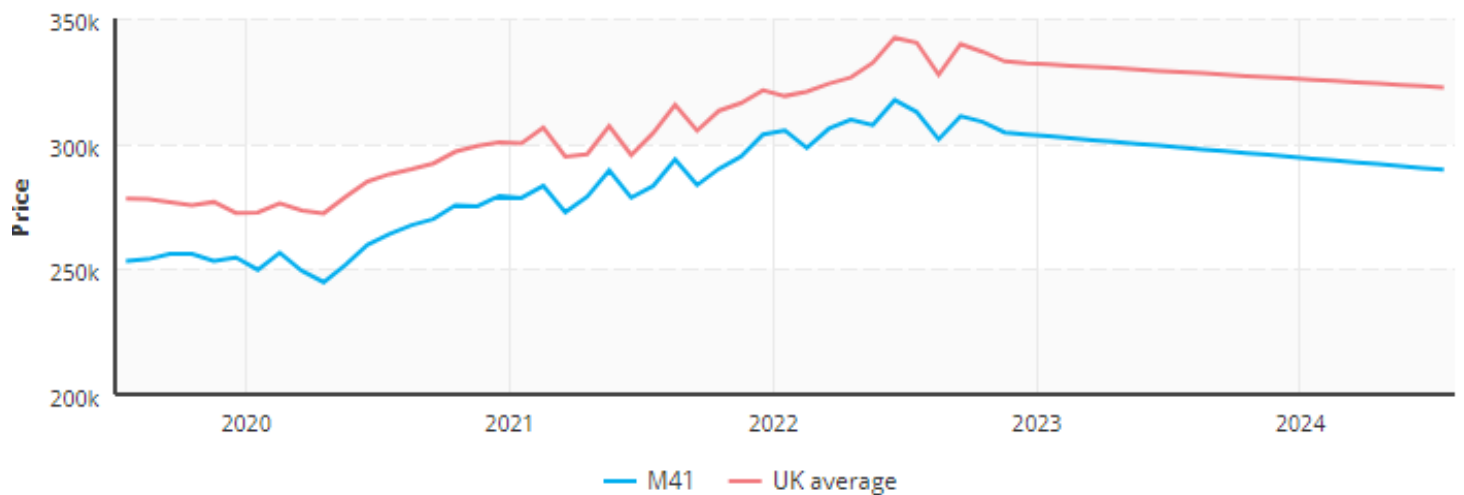
Income

Potential Annual Income	£23,400
Less Mortgage Int	£10,301
Service Charge & Ground Rent	£0
Net Annual Income	£13,099

*Assumed 25% deposit & BTL interest rate of 4.1%

PROJECTED FUTURE VALUE

House prices in the M41 Area In The Last 5 Years



Historically, House prices in the M41 area have risen by 13.7%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **46.7%**

Cash Investment	£350,300
5 Year Income	£117,000
Potential Increase In Value (based off of CMV of £340k)	£46,580
House Price In 5 Years	£386,580 (conservatively)
Total Potential Return	£163,580

BTL Mortgage Investment/Potential Total Return **113.15%**

Cash Investment	£99,050
5 Year Net Income	£65,495
Potential Increase In Value	£46,580
Total Potential Return	£112,075

LOCAL SALES ACTIVITY



Select image

£365,000

Brook Road, Urmston, Manchester M41



For print: Hide property description Hide sales history

3 End terrace house / Freehold Listed: 6 August 2024

Distance: 0.15 miles

Beautiful inside & out! Home estate agents are delighted to offer for sale this superbly presented three bedroom end terrace. If you are looking for the charm of a period property & a high ... [Full details](#)

Sale date: Aug 2017
Price: £210,000



Select image

£319,950

Sandsend Road, Urmston, Manchester M41



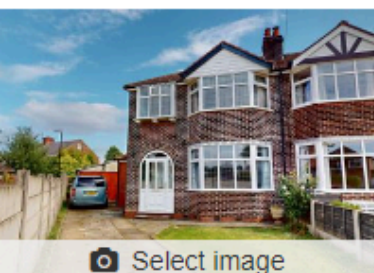
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3 Semi-detached house / Freehold Listed: 6 August 2024

Distance: 0.5 miles

Locate Estate Agent are delighted to bring to the market this realistically priced, extended three-bedroom semi-detached property, perfect for families and professionals alike. This ... [Full details](#)

Sale date: Feb 2013 Jan 2011
Price: £165,000 £173,000



Select image

£375,000

Haslemere Road, Urmston, Manchester M41



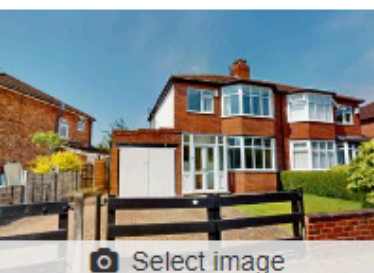
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3 Semi-detached house / Freehold Listed: 3 August 2024

Distance: 0.38 miles

Large plot! Home estate agents are proud to offer for sale this much loved three bedroom extended semi detached family residence which is being sold with no vendor chain. Due to the nature of the ... [Full details](#)

Sale date: Mar 2003
Price: £150,000



Select image

£365,000

Spennithorne Road, Urmston, Manchester M41



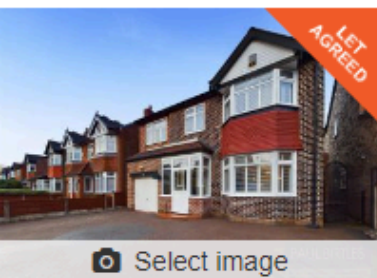
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3 Semi-detached house / Leasehold Listed: 31 July 2024

Distance: 0.27 miles

No chain! Home estate agents are proud to offer for sale this much loved three bedroom extended semi detached property which is being sold with no vendor chain. Ideally placed to enjoy the ever ... [Full details](#)

LOCAL LETTINGS ACTIVITY



Select image

£1,900 pcm (£438 pw)

Entwisle Avenue, Davyhulme, Trafford M41 **ARCHIVED**

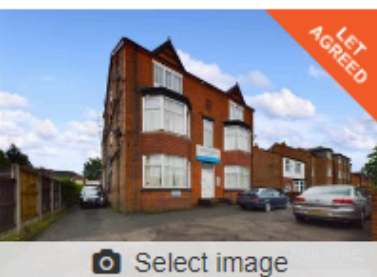
PAUL BIRTLES

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4 **Detached house** Listed: 14 June 2024

Distance: 0.44 miles

available now An impressive four bedroom/two bath detached property that's situated in one of the area's premier locations. Two separate reception rooms plus a large dining kitchen. Bathroom at ...



Select image

£650 pcm (£150 pw)

Flixton Road, Urmston, Trafford M41 **ARCHIVED**

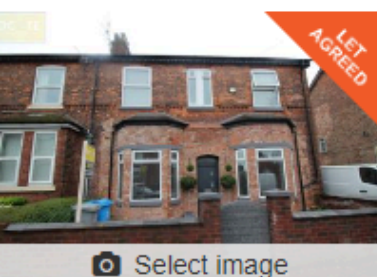
PAUL BIRTLES

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1 **Flat** Listed: 29 May 2024

Distance: 0.47 miles

available now A spacious one bedroom second floor flat. Located above commercial premises in a converted development. Occupying a great location within easy walking distance of the facilities ...



Select image

£500 pcm (£115 pw)

Church Road, Urmston, Manchester M41 **ARCHIVED**

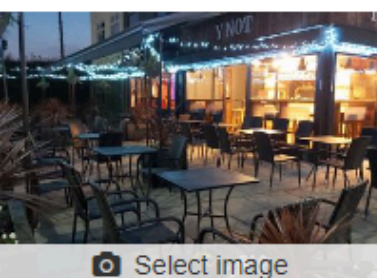
LOC...TE

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1 **Flat** Listed: 9 April 2024

Distance: 0.5 miles

Available now! Locate estate agent are delighted to bring to the rental market this room to rent w. The room is bright and airy . There is also a large communal kitchen and communal lounge. The ...



Select image

£1,959 pcm (£452 pw)

Flixton Road, Urmston, Manchester M41 **ARCHIVED**

LOC...TE

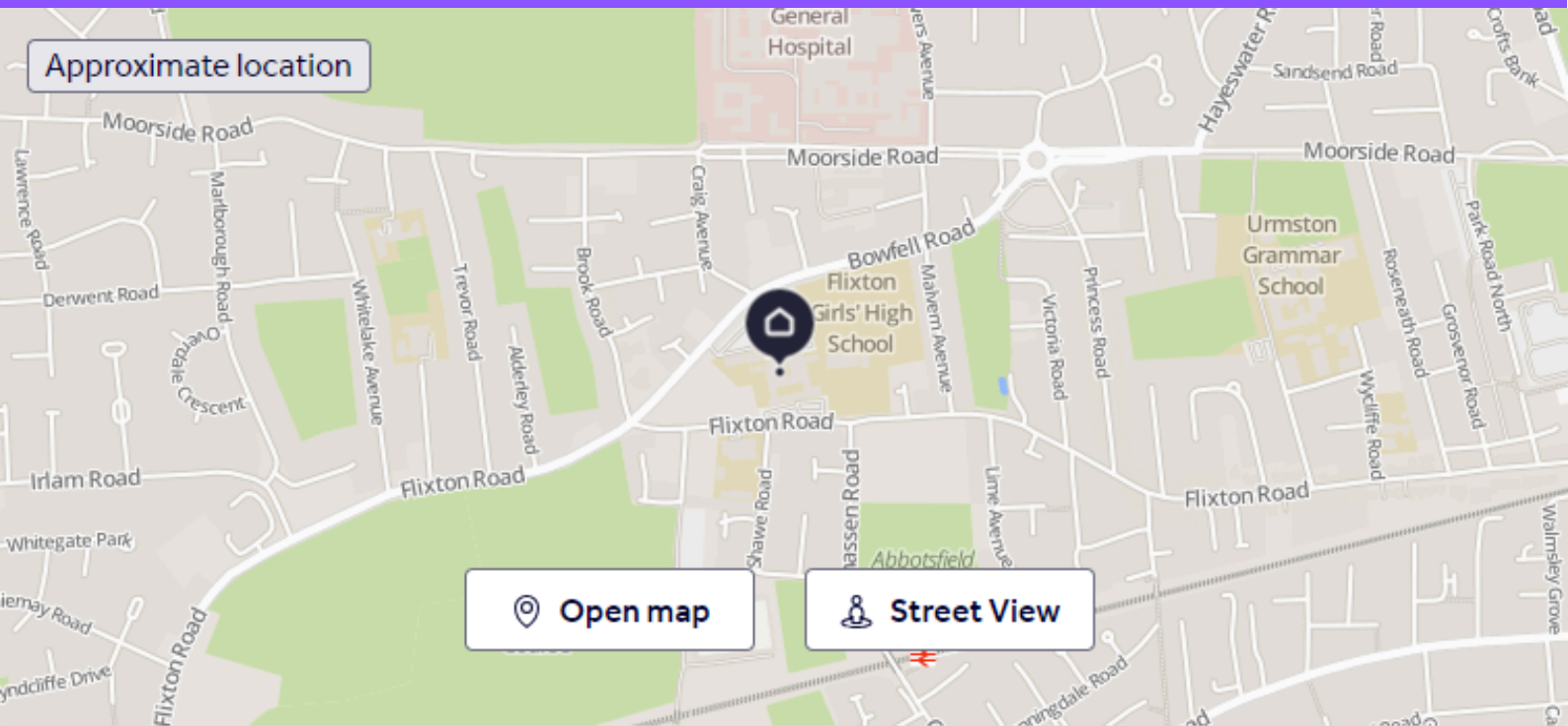
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Studio **Pub/bar** Listed: 10 October 2023

Distance: 0.41 miles

** commercial unit to rent ** Take a look at this superb opportunity to rent a commercial unit in a popular location with plenty passing footfall! The property is fully licenced and is a must ...


LOCAL SCHOOLS



 Stations

 Schools

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Flixton Girls School
State School Ofsted: Good | 0.0 miles |
|  Abbotsford Preparatory School
Independent School ISI: No Rating Available | 0.1 miles |
|  Flixton Primary School
State School Ofsted: Good | 0.3 miles |
|  Woodhouse Primary School
State School Ofsted: Good | 0.6 miles |

**SELL YOUR TENANTED
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