Deal pack: 2 bedroom terraced house for sale in Manchester M9, tenanted

Manchester M9 - 2 bedrooms, Terraced house, freehold
Asking price: £180,000.00. Reference 100008.
Deal score 44 out of 100 (Weak).
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	88
Price against the market	30%	0
Room to add value	20%	43
Selling on	20%	46

Figure	Estimate	From
Estimated value	£124,000.00	vs 9 sold nearby since 2016, Land Registry, brought to today
Price against est. value	45.2% above	vs 9 sold nearby since 2016, Land Registry, brought to today
Rent a month	£1,250.00	the running tenancy
Gross yield	8.3%	the rent a year against the price
Net yield	7.3%	after the running costs on record
Cashflow a month	£1,052.49	before tax, no mortgage
Cashflow with a mortgage	£433.74	75% loan, interest only at 5.5%
Price per sq ft	£203.93	from the EPC floor area
Prices over the last year	+3.4%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	3	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M9, 0 mi	terraced	Oct 2022	£120,000.00
M9, 0 mi	terraced	Oct 2022	£100,000.00
M9, 0 mi	terraced	May 2022	£65,000.00

Estimates from public data and the advert: not a valuation, a survey or a promise, and not financial advice. Check every figure, get a survey and a mortgage quote, and take independent advice before you buy.
How each figure is worked out: https://www.levelmoves.com/deal-score
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