Deal pack: Spacious 2 Bed Home in Eccles, Close to Amenities

Eccles M30 - 2 bedrooms, Terraced house, freehold
Asking price: £280,000.00. Reference 100412.
No deal score: missing price against the market, room to add value.
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	48
Price against the market	30%	No data
Room to add value	20%	No data
Selling on	20%	60

Figure	Estimate	From
Rent a month	£1,400.00	the advertiser's estimate
Gross yield	6%	the rent a year against the price
Net yield	4.9%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£1,134.00	before tax, no mortgage
Cashflow with a mortgage	£171.50	75% loan, interest only at 5.5%
Price per sq ft	£228.18	from the EPC floor area
Prices over the last year	+0.9%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	13	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M30, 0 mi	terraced	Aug 2024	£160,000.00
M30, 0 mi	terraced	Jul 2024	£125,000.00
M30, 0 mi	terraced	Aug 2023	£200,000.00
M30, 0 mi	terraced	Jun 2023	£218,500.00
M30, 0 mi	terraced	Sept 2022	£127,000.00
M30, 0 mi	other	Dec 2021	£200.00

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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