Deal pack: Charming 3 Bed House in Manchester

Manchester M11 - 3 bedrooms, Terraced house, freehold
Asking price: £255,000.00. Reference 100438.
No deal score: missing price against the market, room to add value, selling on.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	50
Price against the market	30%	No data
Room to add value	20%	No data
Selling on	20%	No data

Figure	Estimate	From
Rent a month	£1,300.00	the advertiser's estimate
Gross yield	6.1%	the rent a year against the price
Net yield	5%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£1,053.00	before tax, no mortgage
Cashflow with a mortgage	£176.44	75% loan, interest only at 5.5%
Price per sq ft	£239.30	from the EPC floor area
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

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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