Deal pack: Four one-bedroom flats for sale, Market Street Northwich CW9 — £300,000

Northwich CW9 - 4 bedrooms, Flat, leasehold
Asking price: £300,000.00. Reference 100479.
Deal score 61 out of 100 (Fair).
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	45
Price against the market	30%	100
Room to add value	20%	No data
Selling on	20%	28

Figure	Estimate	From
Estimated value	£398,000.00	our estimate from public sales and asking prices nearby, November 2026
Price against est. value	24.6% below	our estimate from public sales and asking prices nearby, November 2026
Rent a month	£1,450.00	our estimate from asking rents nearby
Gross yield	5.8%	the rent a year against the price
Net yield	4.7%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£1,174.50	before tax, no mortgage
Cashflow with a mortgage	£143.25	75% loan, interest only at 5.5%
Prices over the last year	0%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	2	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
CW9, 0 mi	other	Jan 2025	£265,000.00
CW9, 0 mi	other	Dec 2021	£104,500.00

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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