Deal pack: 6 bedroom HMO terraced house for sale in Manchester, tenant in place

Manchester M16 - 6 bedrooms, Terraced house, freehold
Asking price: £360,000.00. Reference 100511.
Deal score 46 out of 100 (Fair).
Strategy: Sold with tenant.
Worked out on 24 November 2026.

Part	Weight	Score out of 100
Rental return	30%	80
Price against the market	30%	0
Room to add value	20%	63
Selling on	20%	49

Figure	Estimate	From
Estimated value	£312,000.00	vs 6 sold nearby since 2021, Land Registry, brought to today
Price against est. value	15.4% above	vs 6 sold nearby since 2021, Land Registry, brought to today
Rent a month	£2,500.00	the running tenancy
Gross yield	8.3%	the rent a year against the price
Net yield	6.8%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£2,025.00	before tax, no mortgage
Cashflow with a mortgage	£787.50	75% loan, interest only at 5.5%
Price per sq ft	£301.31	from the EPC floor area
Prices over the last year	+2.5%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	6	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M16, 0 mi	terraced	May 2025	£190,000.00
M16, 0 mi	terraced	Nov 2023	£282,500.00
M16, 0 mi	terraced	Oct 2023	£325,000.00
M16, 0 mi	terraced	Aug 2022	£285,000.00
M16, 0 mi	terraced	Aug 2022	£325,000.00
M16, 0 mi	terraced	Nov 2021	£190,000.00

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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