Deal pack: 2 bedroom end terrace for sale in Manchester M40, tenant in place

Manchester M40 - 2 bedrooms, Terraced house, leasehold
Asking price: £160,000.00. Reference 100040.
Deal score 71 out of 100 (Good).
Strategy: Sold with tenant.
Worked out on 24 November 2026.

Part	Weight	Score out of 100
Rental return	30%	73
Price against the market	30%	100
Room to add value	20%	57
Selling on	20%	39

Figure	Estimate	From
Estimated value	£211,000.00	our estimate from public sales and asking prices nearby, November 2026
Price against est. value	24.2% below	our estimate from public sales and asking prices nearby, November 2026
Rent a month	£1,050.00	our estimate from asking rents nearby
Gross yield	7.9%	the rent a year against the price
Net yield	6.4%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£850.50	before tax, no mortgage
Cashflow with a mortgage	£300.50	75% loan, interest only at 5.5%
Price per sq ft	£183.51	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	2	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M40, 0 mi	terraced	May 2024	£167,500.00
M40, 0 mi	terraced	Apr 2024	£130,000.00

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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