Deal pack: 3 bedroom duplex apartment for sale in Heaton Moor, Stockport, tenant in place

Stockport SK4 - 3 bedrooms, Flat, leasehold
Asking price: £260,000.00. Reference 100545.
Deal score 40 out of 100 (Weak).
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	63
Price against the market	30%	0
Room to add value	20%	No data
Selling on	20%	64

Figure	Estimate	From
Estimated value	£207,000.00	vs 5 sold nearby since 2021, Land Registry, brought to today
Price against est. value	25.6% above	vs 5 sold nearby since 2021, Land Registry, brought to today
Rent a month	£1,400.00	our estimate from asking rents nearby
Gross yield	6.5%	the rent a year against the price
Net yield	5.8%	after the running costs on record
Cashflow a month	£1,209.42	before tax, no mortgage
Cashflow with a mortgage	£315.67	75% loan, interest only at 5.5%
Price per sq ft	£213.76	from the EPC floor area
Prices over the last year	+2.4%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	12	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
SK4, 0 mi	semi-detached	Aug 2026	£385,000.00
SK4, 0 mi	terraced	Jan 2026	£280,000.00
SK4, 0 mi	flat-maisonette	Dec 2025	£300,000.00
SK4, 0 mi	terraced	Dec 2025	£510,000.00
SK4, 0 mi	terraced	Jan 2025	£200,000.00
SK4, 0 mi	other	Oct 2024	£48,000.00

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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