

- **OLDHAM OL8 – 2 BED MID TERRACE**
- **HANDS OFF PROJECT**
- **EXCHANGE WITH LONG STOP COMPLETION**
- **ONLY £10K NEEDED NOW TO BUY & REFURBISH**
- **WE HAVE A TEAM READY TO CARRY OUT THE REFURB – 4-6 WEEKS WORK ONLY**
- **ONLY £1k est LEFT IN POST REFURB BASED ON FINANCING @ 80% LTV**
- **Est. £150 pcm CASHFLOW ON A NEWLY REFURBED PROPERTY**
- **WE COULD HELP FIND YOU A TENANT BUYER TOO**



To reserve email info@everycloud.org or call 0800 158 375

We are pleased to offer great opportunity for someone with £10K Cash available now.

This 2 bed mid-terrace in a popular area of Oldham, offers the lucky buyer the opportunity to get a great rental property where we will fully manage the refurb on your behalf.

We have agreed with the vendor that the buyer can exchange now & complete later, based on the uplifted post work valuation. This means that you are buyer after the refurb has been done. The property will offer strong cashflow when remortgaged and leaving minimal money in the deal post refurbishment.

Deal Overview

- Exchange with JUST a £2k deposit now - Complete post refurbishment
- Works required est £8k (we have a team lined up ready to do works if you don't have access to your own resource)
- Completion price - £50k – (includes a £4k finders fee for EveryCloud)
- Buying costs (legals, valuation & finance) £3k
- **Total outlay £61k**

- Revised value post refurb - £80k
- Mortgage raised £60k
- **Money left in deal = £1k**

- Market Rent £425
- Mortgage payment - £273 inc Arrangement fee
- Gross Monthly cashflow - £150

Area Overview – From Mouseprice

OL8 borders the centre of Oldham, and is a suburb on the north eastern edge of Manchester, close to both the city centre (of Manchester) and the M60 motorway. Like Manchester, Oldham rose to prominence during the 19th century Industrial Revolution as an international centre of textile manufacture.

The proximity to Manchester combined with character of Oldham has resulted in lots of new housing developments. It is also close to Royal Oldham Hospital.

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- Over half of the properties in the area are Terraced Houses, at 50.4% of the total housing stock.
- Detached Houses account for the lowest percentage of the housing stock in this district, at only 5.9%.
- The property in this area caters well for retirees and young couples who do not have large families.
- A high proportion of property in this area is socially rented.
- The majority of property in this area is owner occupied.
- The average price of a two bed property in this area is £96123, significantly less than the national average of £187894.

Property Pictures:







SALE COMPARABLES (FROM RIGHTMOVE):



Offers Over £80,000

2 bedroom semi-detached house for sale
[26, Kenyon Avenue, Hathershaw](#)

SEMI DETACHED PROPERTY: Alan Kirkham's are pleased to offer for sale this well maintained two bedroom garden fronted semi detached property. The accommodation briefly comprises spacious lounge, kitchen/diner and to the first floor there are two good sized bedrooms and modern bathroom with shower....



£79,950

2 bedroom terraced house for sale
[Kenyon Avenue, Oldham, OL8](#)

AN ATTRACTIVE GARDEN TERRACED, TASTEFULLY DECORATED, U.P.V.C DOUBLE GLAZED AND GAS FIRED CENTRAL HEATED. THE PROPERTY IS SITUATED IN A POPULAR AREA CLOSE TO ASHTON ROAD



£74,995

2 bedroom terraced house for sale
[Kenyon Avenue, Hathershaw, OLDHAM, Lancashire](#)

Recently refurbished to a high quality and contemporary standard throughout. This two bedroom mid terraced is located in a popular area of Hathershaw which offers convenient links to Oldham town centre and surrounding amenities. In ready to move in to condition making this an ideal purchase for ...



RENTAL COMPARABLES (FROM RIGHTMOVE)



£450 pcm

2 bedroom terraced house to rent
[Hadfield Street, Oldham, OL8](#)

A 2 bedroom garden fronted mid terrace property with large garden to rear, well presented.

[More details](#) | [Save property](#) | [Contact agent](#)

Marketed by Belvoir, Oldham. Telephone: 0843 314 5863 ([BT 4p/min](#))



£450 pcm

2 bedroom house to rent
[Urmson Street, Oldham, OL8](#)

Two Bedroomed Property. Bathroom. Kitchen. Lounge. Paved Front Yard. Close To All Local Amenities.

[More details](#) | [Save property](#) | [Contact agent](#)

Marketed by Ellen Kay Lettings, Rochdale. Telephone: 0843 315 1676 ([BT 4p/min](#))



£450 pcm

2 bedroom terraced house to rent
[Hadfield Street Hathershaw Oldham OL8](#)

Active Letting are pleased to present this 2 bed mid terrace property to the rental market. Located in a popular area, the property offers easy access to all local amenities and good transport...