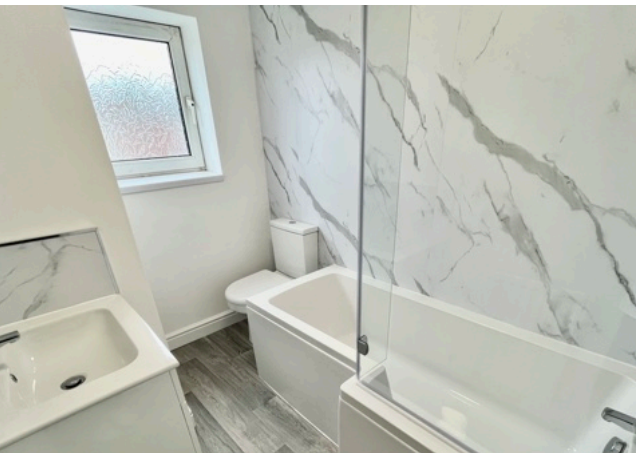




**THORPE & CO.**  
LETTINGS AND PROPERTY MANAGEMENT

## A perfect residential investment

Desirable 2-Bedroom Semi-Detached House Yielding Over 7% Gross Income



At Thorpe & Co, we're delighted to spotlight a recent addition to our client's growing portfolio—a charming 2 bedroom semi-detached house that perfectly aligns with their investment strategy. This property, located in a prime area within walking distance of Salford Royal Hospital, exemplifies our commitment to sourcing and managing high-quality investments.

### Project Overview

Our client tasked us with finding a residential investment property that offered both strong immediate returns and long-term growth potential. We identified a 2-bedroom semi-detached house featuring front and rear gardens, a driveway, and a garage. This property offers more space and privacy than typical apartments, without the added burden of service charges or ground rent.

### Renovation and Management

Once secured, we managed the renovation process, ensuring the property was updated to modern standards. The project was completed on time and within budget, reflecting our team's meticulous planning and execution.

The finished product not only meets but exceeds the expectations for rental properties in the area.

### Investment Potential

With the renovation complete, the property was swiftly rented at £1,300 per month, providing an excellent gross income of approximately 7%. Additionally, the projected net yield stands at a lucrative 5%, making it an attractive option for any investor seeking a balance of income and capital growth. Unlike many apartments which are cramped in comparison, this house offers tenants a spacious living environment with gardens, drive and garage.

### Conclusion

This case study highlights how Thorpe & Co can deliver tailored investment solutions that meet both immediate financial goals and long-term wealth building. By sourcing, renovating, and managing this property, we've provided our client with a valuable asset that enhances their portfolio and promises sustained returns.

## Before renovation

