

Address	69 Carlton Avenue, Stoke-on-Trent, ST6 7HU 3 Bed Semi-Detached Property
Purchase Price	£90,000
Tenure	Freehold
Occupancy	Vacant
Lettings Manager	Martin & Co
Link to video tour	Adding helps to sell the deal

## Sold Comparables -

### 5, St Georges Avenue, Stoke-on-trent ST6 7JR

3 bed, semi-detached

£189,500	25 Mar 2022	Freehold
£145,000	27 Mar 2020	Freehold
£92,500	7 Jan 2011	Freehold

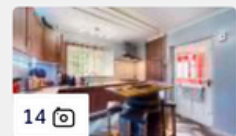


### 121, Carlton Avenue, Stoke-on-trent ST6 7HF

3 bed, semi-detached

£140,000	17 Feb 2022	Freehold
£90,000	21 Jun 2019	Freehold

No other historical records



### 45, St Georges Avenue, Stoke-on-trent ST6 7JR

3 bed, semi-detached


£170,000	24 Jan 2022	Freehold
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No other historical records



Com parables for high-end 3 bed semi's are strong with average sales north of £170k. If this property was on some of the neighbouring streets one would reasonably expect a GDV of £180k. Carlton Avenue is slightly less desirable and thus we have amended our GDV expectations to £160k. It is quite possible that a valuation or sales figure would be higher than this. Whilst the street is slightly less desirable than those around it, the street is far from undesirable and will rent or sell very well. Com parables from 2021 are notably less than 2022 and one must consider the market growth since those sales were completed.

## Rental Comparables -




£850 per month    0.83 km    Last Updated around 1 week ago

### 3 Bed Semi-Detached House, Hoskins Road, ST6

We are proud to offer this delightful 3 bedroom, 1 bathroom semi-detached house in a great location. Available to move in ...

3 Beds • 1 Bath • Unfurnished

[View Details](#)



Let Agreed    1.73 km    Last Updated around 6 months ago

### 3 Bed Semi-Detached House, Pinfold Avenue, ST6

1. House of 3 Bedrooms with garden 2. Parking for 2 cars 3. House is managed by a private landlord (no agent) 4. Long term l ...

3 Beds • 1 Bath • Unfurnished

[Let Agreed](#)

Dem and for rental properties is very high with historically low available stock. The vast majority of rental properties available are in need of refurb. This is a thriving family area with a majority of home owners. Semi's are far more likely to be sold than rented and as a result there is very little stock for new tenants and rents are high. The 3 bed semi on the market above does not have the open plan style living nor a new bathroom, unlike this property once refurbished. Based on local knowledge & extensive conversations with local letting agents the Carlton Avenue would rent for at least £875 pcm if not over £900 pcm.

Rents since Q2 2022 have been climbing fast and there is no indication that this will stop any time soon. This property will make a fantastic family rental home.

ROI Projections -

Address	Carlton
Link	
Purchase price	90000
Fees	4700
End value	160000
Remortgage Value	120,000
Refurb	35000
Financing Deposit	38980.00
Financing Gross Loan	93500
Net Loan Day 1	51020.00
Refurb Time	4
Financing Fees	7480.00
Rental pcm	875
Mortgage	600.00
Maintenance & Management	192.5
Monthly Cashflow	83
Annual Profit	990
Investment Needed	129,700
Investment Needed - Financed	43,680
Money Left In	9,700
Money Left In - Financed	17,180
ROI	10.21
ROI - Financed	5.76
Sale @ MV	30,300
Sale - Financed @ MV	
Flip % on GDV	19%

## Works Required:

Item	Details	Details	Price	Quantity	Cost	Notes
Gutters	Full Replacement. Scale by room (numbers)	Full	£825.00	0	£0.00	
Windows	UPVC Windows incl vens etc.	Per Unit	£660.00	2	£1,320.00	Cleaning, allowance for 2 replacement
Window Pane	Glass pane replacement	Per Unit	£225.00	0	£0.00	
Doors	Reinforced UPVC/ Composite	Per Unit	£950.00	1.5	£1,425.00	French doors to rear
Bi-Field	Supply & fit	Per door	£1,500.00	0	£0.00	
Doors	Spray UPVC Doors	Per Unit	£225.00	1	£225.00	Front Door, remove porch doors
Electrics	Consumer unit/ Partial rewire	Full	£1,500.00	0	£0.00	
Electrics	Full Rewire	Full	£4,125.00	0	£0.00	
Gas Central Heating	Boiler Fitted and Warranty	Per Unit	£2,500.00	0.6	£1,500.00	Boiler servicing
Gas Central Heating	Radiator	Per Unit	£225.00	1	£225.00	
Plastering	Full Boarding and Skimming. (Hallway/ landing separate)	Per Room	£600.00	0	£0.00	
Plastering	Just skimming. (Hallway/ landing separate)	Per Room	£350.00	9	£3,150.00	
Kitchen	Including oven, Hob and Extractor supplied and fitted	Per Room	£4,000.00	1.2	£4,800.00	
Bathroom	Replace existing suite and tile wet areas only	Per Room	£2,500.00	1.2	£3,000.00	
Ensuites	Extra 15% rental per room with ensuite	Per Room	£3,200.00	0	£0.00	
Flooring	Carpets	Per Room	£270.00	4	£1,080.00	
Flooring	Vinyl	Per Room	£200.00	0	£0.00	
Flooring	High Spec Tile	Per SqMeter	£85.00	0	£0.00	
Flooring	Laminate	Per Room	£375.00	5	£1,875.00	
Flooring	High Spec Laminate	Per SqMeter	£40.00	0	£0.00	
Flooring	Ground Floor - 2 up 2 down Terraced	Per Story	£3,000.00	0.2	£600.00	Self levelling downstairs
Staircase	Supply and fit - 1 days labour	Per Floor	£1,100.00	0	£0.00	
RSJ	Lintel supply and fit	Per Meter	£150.00	7	£1,050.00	
Stud Walls	Supply, fit, board and skim/misc joinery	Per Wall	£750.00	1	£750.00	
Decoration	Flip (external)	Per Room	£450.00	2	£900.00	
Decoration	Rental	Per Room	£300.00	9	£2,700.00	
Rendering	K-Rend	Per SqMeter	£75.00	0	£0.00	
Rendering	Patch repair, cracks	Per Meter	£115.00	0	£0.00	
Rip Out	Removal of old stock	Per Day	£150.00	8	£1,200.00	
Rip Out	Skip	Per Skip	£300.00	4	£1,200.00	
Damp Proof Coursing	Chip off, Inject and base replaster over	Full	£7,500.00	0	£0.00	
Tanking	2 Bed Terraced	Full Cellar	£6,000.00	0	£0.00	
Garden Tidy up	General tidy	Per Day	£150.00	3	£450.00	
Garden Decking	Decking for a 2 bed terraced	Per Meter	£375.00	0	£0.00	
Internal Doors (normal)	Standard BTL doors	Per Door	£225.00	7	£1,575.00	
Internal Doors (Fire)	HMO Fire doors	Per Door	£400.00	0	£0.00	
Fireplace	Replace old for Standard electric fire place	Per unit	£375.00	0	£0.00	
Roof	Full Replacement 2 Bed Terraced concrete	Per Roof	£5,250.00	0	£0.00	
Roof	Flat roof on extension	Per roof	£6,000.00	0	£0.00	
Roof Service	Slipped tiles, moss growth, flashing	Per roof	£1,200.00	0	£0.00	
Chimney	Flashing/pots/repointing - full service	Per Chimney	£1,200.00	0	£0.00	
Repointing	Per sqm of wall	Per SqMeter	£30.00	0	£0.00	
Repointing	Window Cills and scaff tower	Per Window	£120.00	0	£0.00	
Brickwork	Brick laying 4m long section	Per Meter	£1,400.00	0	£0.00	
Garage Conversion	Single skin to living space	Per Studio	£20,000.00	0	£0.00	
Single Storey Extension	8000 x 5500			0	£0.00	
Japanese Knot Weed				0	£0.00	
Fire Regs	Supply, fit full HMO Regs	Per room/service	£1,800.00	0	£0.00	
Sound Boarding	Full boarding and Test	Per Room	£1,800.00	0	£0.00	
				Total Costs	£29,025.00	
Misc		10%			£2,902.50	
Contingency		10%			£2,902.50	
				<b>Total</b>	<b>£34,830.00</b>	

# EPC Certificate

69, Carlton Avenue STOKE-ON-TRENT ST6 7HU		Energy rating <b>C</b>
Valid until <b>2 February 2025</b>	Certificate number <b>8255-7829-3610-3230-6972</b>	

**Property type**  
Semi-detached house

**Total floor area**  
86 square metres

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

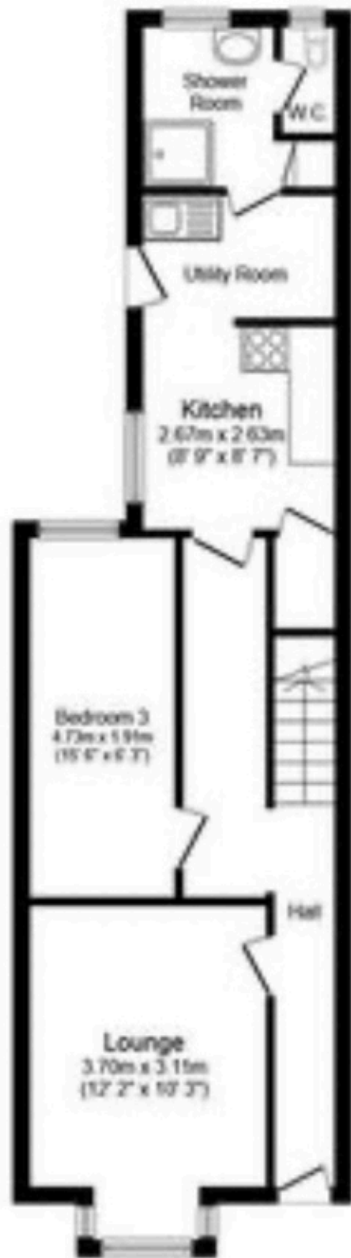
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Ground Floor



First Floor

YOUR  
PROPERTY  
COMPANY



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YOUR  
PROPERTY  
COMPANY