

DO YOU WANT TO BUY PROPERTY **BELOW MARKET VALUE**

& build a pension pot for your future?

High Street, Gateshead, NE9
3 Bed Semi Detached



£100,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

Local area: Gateshead



Background

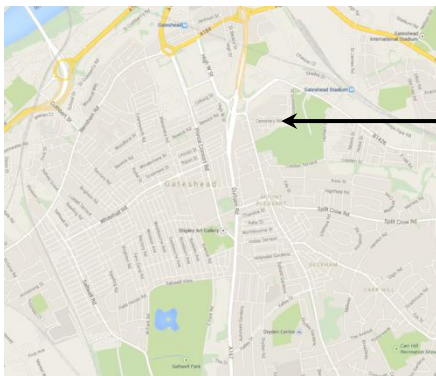
United by seven bridges across a spectacular rivers cape, Gateshead a town on the south bank of the River Tyne forms a single, diverse and extremely vibrant visitor destination.

With so many different areas each offering new sights, sounds and experiences, you'll be amazed at how much is on offer whatever your tastes. World-class culture, vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture are linked here, as nowhere else, by the famous Geordie spirit.

With so much to see and do, where do you start? Whether you're visiting Gateshead for a city break or you're a local looking to explore the North East - the list of must see will ensure you experience the best Gateshead has to offer. With popular tourist attractions like the Angel of the north, standing tall and watching over Gateshead, this iconic work of public art by Antony Gormley is admired by 150,000 visitors a year.

At 54m wide and 20m high, it dominates the Gateshead skyline and is an awe-inspiring symbol of North East pride and culture.

Map of the area



Gateshead and surrounding area

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Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



£149,950

4 bedrooms | Semi-Detached
Wrekenton

Archived 1

Marketed from: 30-03-2014 to 01-08-2014 (124 days)

Sold STC: Located on the high street within Wrekenton, we are delighted to be offering for sale this three storey, four bedroomed stone built cottage house which boasts three garages to the rear. The house is very well presented and benefits include double glazing installed to the windows and gas central h...

[Full brochure, extra pictures and map available](#)

Sold Price History: 1 Aug 2014: £140,000

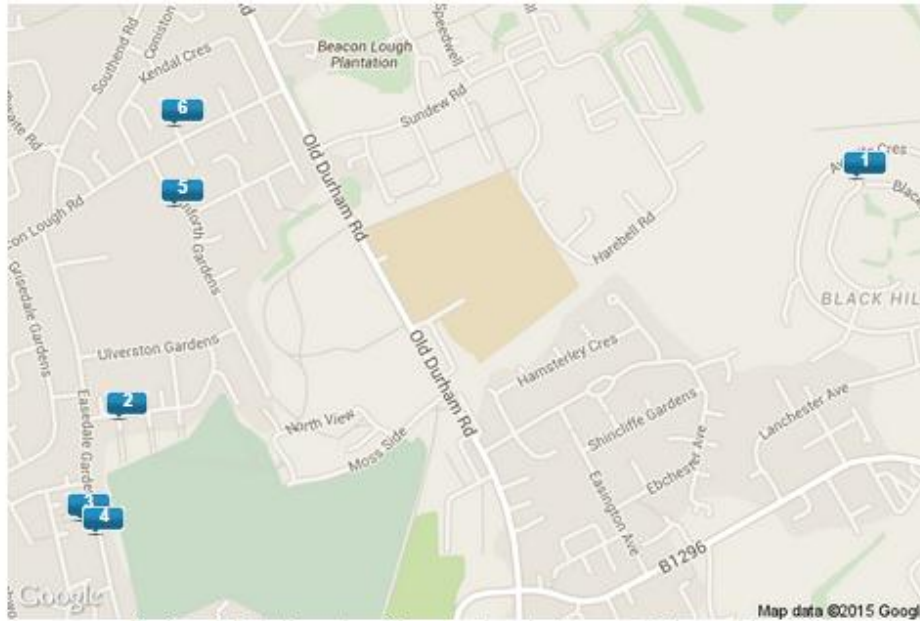


This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days



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Rental analysis



The icons indicate the centre of the postcode and not necessarily the exact location



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Aycliffe Crescent, Springwell Estate, Gateshead, NE9

• Stunning Property - Fully Refurbished to a High Standard • Brand New High Spec Kitchen & Bathroom • Conservatory • Professionals Only

[Extra pictures and map available](#)

To let 1

Marketed from: 06-11-2014



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Low fell

We are pleased to offer for let this well presented three bedroom semi detached property with conservatory. The property is fully double glazed and has gas central heating via a combination boiler. Accommodation briefly comprises: Entrance hallway, lounge, kitchen/ diner, conservatory, three bedr...

[Extra pictures and map available](#)

Archived 2

Marketed from: 07-08-2013 to 16-08-2013 (9 days)



£127 pw | £550 pcm

2 bedrooms | House
Low Fell

Let Agreed EASEDALE GARDENS, LOW FELL Well presented unfurnished two bedroom semi detached property ideally situated for access to local amenities, public transport services and schooling. The property offers deceptively spacious accommodation whilst also benefiting from uPVC double glazing and g...

[Extra pictures and map available](#)

Archived 3

Marketed from: 07-01-2013 to 18-01-2013 (11 days)



£127 pw | £550 pcm

2 bedrooms | Semi-Detached
Easedale Gardens, Gateshead

Let Agreed 'TWO BEDROOM SEMI DETACHED HOUSE' Available Oct, part furnished, in Low Fell. Council tax band 'A' for more details contact our Low Fell office on 0191 4670800.....

[Extra pictures and map available](#)

Archived 4

Marketed from: 13-09-2013 to 29-10-2013 (47 days)

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 600 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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Deal structure		Total Rent £	550
End Market Value £	140000	Gross Annual Rent £	6600
		Mortgage Payment £	168.19
Discount Split		10 % Management	55
Discount Allocation 25%	35000		
Refurb Allocation	15000	Rent - Management Fee	495
Total Discount	50000	Net Cash Flow £	326.81
Suggested Offer £	90000	Net Annual Return £	3921.75
Mortgage Deposit 25%	22500	Cashflow Summary	
Sourcing Fee £	3000	Gross Yield	7.33%
Legal's £	700	Net Yield	4.36%
Refurb Costs £	15000		
Total Buying Costs £	41200	Selling Costs £	1196.4
Rent Per Calendar Month £	550	Solicitors £	700
Interest Only Monthly Payments £	168.19	Total £	1896.4
Total Mortgage £	67500		
Interest Rate	2.99%		
End Profit After Selling Costs £	30400.60		
Annual Return On Investment	9.52%		

Equity	£35,000
Annual return on capital investment:	9.52%

Queries

If you have any queries regarding this property, contact Mike Bell on:

Tel. 0191 491 0344 and choose option 2.

Or email mikebell@nguhomelettings.com

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