

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

& build a pension pot for your future?

Gateshead
3 Bed Terraced



£88,000

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



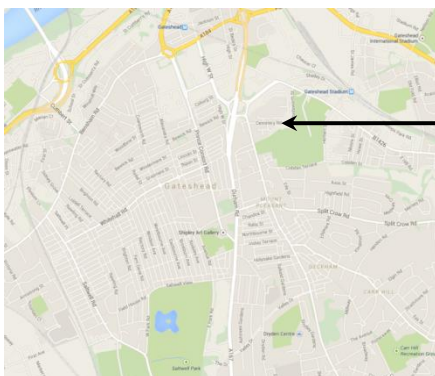
Background

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

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.

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.

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.

Market value comparable



Offers Over £134,950

3 bedrooms | Terraced
Pelaw

Archived ¹

Marketed from: 22-03-2013 to 07-12-2013 (260 days)

Sold STC THREE BEDROOM TERRACED HOUSE Sarah Mains Residential welcomes to the market this fabulous three bedroom traditional terraced house. Immaculately presented and updated to provide versatile living accommodation suited to professionals and growing families. (contd...)

[Extra pictures and map available](#)

Sold Price History: 13 Dec 2013: £137,500 21 Dec 2006: £155,500 9 May 2003: £81,500



Offers in Excess of £124,950

3 bedrooms | Terraced
King Street, Gateshead, Tyne And Wear, NE10

For sale ²

Marketed from: 26-09-2016

Sold STC *** REDUCED *** Conveniently positioned for transport links, this three bedroom mid terraced house located on King Street within Pelaw. Comprising of entrance hall, open plan lounge/diner, modern kitchen, bathroom and loft space. It has permit parking and secure off street parking to the rear.

[Extra pictures and map available](#)

Sold Price History: 19 Dec 2014: £92,000



Offers in Region of £110,000

3 bedrooms | Terraced
King Street, Pelaw, Tyne And Wear

Archived ³

Marketed from: 09-07-2015 to 11-02-2016 (218 days)

Sold STC We welcome to the market this impressive three bedroom terraced house situated in Pelaw, well located within walking distance to local amenities, schools and to transport links. The property comprises of lounge, dining room, kitchen, three bedrooms and family bathroom.

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

Sold Price History: 12 Feb 2016: £91,500



Guide Price £89,950

3 bedrooms | Terraced
Pelaw

Archived ⁴

Marketed from: 02-10-2013 to 26-12-2014 (450 days)

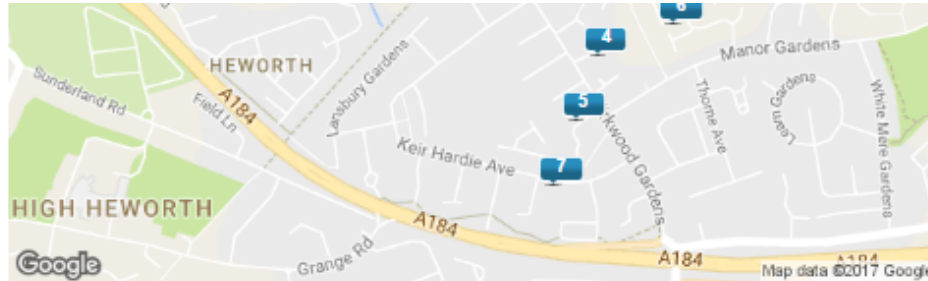
Sold STC FOR SALE BY AUCTION - 7.00PM WEDNESDAY THE 29th OF OCTOBER, 2014 AT THE NEWCASTLE MARRIOTT HOTEL, GOSFORTH PARK. (terms and conditions apply see www.agentspropertyauction.com). KING STREET - 3 Bed mid terraced house in this popular street in Pelaw having good local amenities clo...

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

Sold Price History: 19 Dec 2014: £92,000

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.

Rental analysis



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



£150 pw | £650 pcm

3 bedrooms | House
Kenmore Close, Wardley

Archived 1
Marketed from: 11-12-2014 to 13-02-2015 (64 days)

Let Agreed A lovely 3 bed end link in a quiet cul-de-sac which benefits from d/glazing, gas o/heating, fitted kitchen, large living room with dining area, three good sized bedrooms, modern white bathroom suite, lovely garden to rear and parking to front.

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



£150 pw | £650 pcm

3 bedrooms | House
Galloway Road, Gateshead

Archived 2
Marketed from: 23-07-2013 to 20-08-2013 (28 days)

Let Agreed Discover this amazing End-terrace three bedroom house situated on Galloway Road , Gateshead!! Properties of this standard rarely become available so don't delay make an appointment today!! Available now!!!!

[Extra pictures and map available](#)



£150 pw | £650 pcm

3 bedrooms | House
St Albans Villas, Pelaw, Gateshead

Archived 3
Marketed from: 26-03-2016 to 30-03-2016 (6 days)

Let Agreed ***Council Tax Band B*** Situated on this popular modern development Jan Forster Estates are proud to offer this three bedroom mid terrace. The internal accommodation comprises of an entrance lobby, generous size lounge/dining room and a modern fitted kitchen to the ground floor. To the first flo...

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



£138 pw | £600 pcm

3 bedrooms | House
Broad Park, Wardley

Archived 4
Marketed from: 28-01-2014 to 17-02-2014 (21 days)

Let Agreed This beautifully presented semi detached family home is situated within a short drive to all commuter links leading to the A1, A194 and A19. This modern property is to the highest standard and is situated in a perfect location. Call today to register you interest to view!

[Extra pictures and map available](#)

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.

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

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.

BUY TO FLIP DEAL MACHINE	
End Market Value £	125,000
Target Offer £	88000
Discount Split	
Stamp Duty	2640
Discount Allocation 25%	31250
Refurb Allocation	15000
Total Discount	46250
Suggested Offer £	78750
Mortgage Deposit 25%	22000
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	15000
Total Buying Costs £	41300.00
Solicitors £	700
Estate Agency Fee £	2340
Total Selling Costs £	3040
End Profit After Selling Costs £	12020.00
Return On Capital Investment	27.11%

Queries

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

Tel. 0191 491 0344 and choose option 2.

Or email mikebell@nguhomesales.com

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.