

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

& build a pension pot for your future?

Darlington
3 Bed Semi-Detached



£74,950

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Local area: Darlington



Background

Town Centre

Darlington Town Centre is a blend of the old and the new, with many independent shops complementing well-known high street retailers. Darlington has an excellent reputation as a market town. An open market is held twice a week. The Summer Spectacular and Christingle Markets are huge events, with entertainment, arts and craft stalls and a wide range of food stalls. The covered market is open Monday to Saturday; all year there is plenty of off and on road cars parking in the Town Centre, with parking only costing £1 for the whole day on Sundays.

Arts and entertainment

Darlington Civic Theatre has something for everyone - from musicals to drama - not forgetting the popular Pantomime season! It opened its doors in 1907 and has attracted such names as Anna Pavlova, Tommy Cooper and Dame Vera Lynn. The Forum is home to a number of gigs as well as a weekly film club and cafe bar.

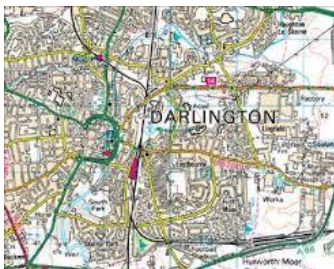
There are many examples of public art in Darlington - the most iconic being David Mach's brick Train which is based at Morton Park (near Morrisons). The Resurgence sculpture at the front of the Town Hall celebrates Darlington's engineering history.

Crown Street Gallery is based at Crown Street Library and champion's innovative and exciting new artwork by local and regional artists, community groups and young people.

Darlington has two libraries - Crown Street and Cockerton. Membership is open to everyone and is free of charge, and both libraries provide events for both children and adults.

Croft Circuit hosts prestigious motorsports event such as British Touring Cars and club level racing.

Map of the area



Darlington, and surrounding area

Photographs

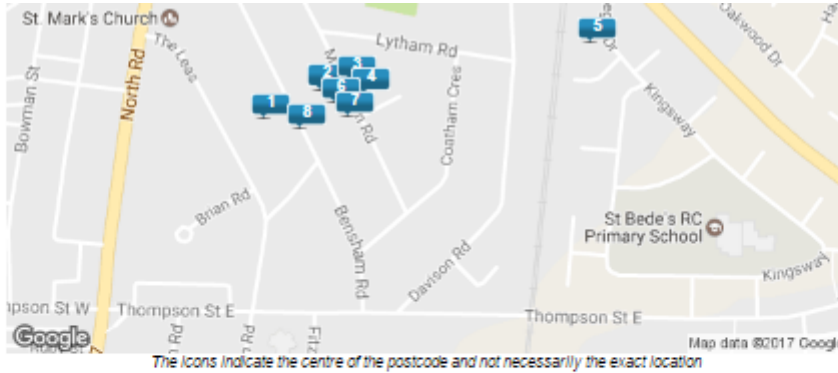
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In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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



£134,950

3 bedrooms | Semi-Detached
Bensham Road, Darlington, DL1

Archived **1**

Marketed from: 09-07-2015 to 21-03-2016 (257 days)

Sold STC "NO CHAIN" BEAUTIFULLY PRESENTED semi detached family home located in the popular Harrowgate Hill area which lies within easy reach of local amenities and good transport links. The property provides spacious living accommodation with an open plan kitchen/dining area, a new roof, gas central heating...

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

Sold Price History: 12 Feb 2016: £128,000 17 Dec 2004: £135,000



Offers in Region of £133,000

3 bedrooms | Semi-Detached
Middleham Road, Darlington, DL1

Archived **2**

Marketed from: 28-02-2015 to 16-06-2015 (108 days)

Sold STC WELL MAINTAINED three bed family home located in the popular Harrowgate Hill area which is close to local amenities and gives good access to A1(M). The property benefits from gas central heating, double glazing, Karndean flooring and has a refitted kitchen and bathroom. An internal inspection is...

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

Sold Price History: 12 Jun 2015: £128,000



£129,950

3 bedrooms | Semi-Detached
Middleham Road, Darlington

Archived **3**

Marketed from: 12-01-2015 to 21-04-2015 (99 days)

Sold STC A well presented three bedroomed semi-detached property. The property is located within the Harrowgate Hill area of Darlington, close to local transport links, including a main arterial road leading towards the A1(M) north and south. Also being conveniently placed for shops and schools. The pr...

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

Sold Price History: 21 Apr 2015: £124,950 17 Oct 2008: £105,000 15 Aug 2003: £89,500



£127,500

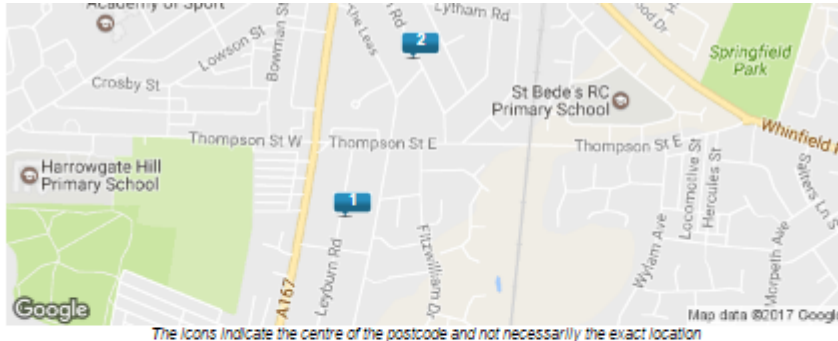
3 bedrooms | Semi-Detached
Middleham Road, Darlington, DL1

Archived **4**

Marketed from: 14-03-2016 to 19-09-2016 (191 days)

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Rental analysis



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Leyburn Road, Darlington

To let **1**

Marketed from: 19-01-2017

Let Agreed This spacious semi-detached home in the Harrowgate Hill area of Darlington is the perfect property for the family tenant. This three bedroom property is extremely spacious, has two living rooms and comes with neutral decor throughout.

[Extra pictures and map available](#)



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Bensham Road, Darlington

Archived **2**

Marketed from: 25-08-2015 to 23-10-2015 (59 days)

Let Agreed A well presented three bedroom mature semi detached property located in the Harrowgate Hill area of Darlington close to popular schools, shops and within easy reach of transport links in and out of town. The property would be ideal for family occupation and briefly comprises: entrance hallway, lo...

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Mitral Drive Harrowgate Hill Darlington

Archived **3**

Marketed from: 23-09-2016 to 10-10-2016 (17 days)

Let Agreed Three Bedroom Property In Popular Harrowgate Hill Area With OFF STREET PARKING. Available Early November. The Accommodation Briefly Comprises: Entrance Hall with Staircase to first floor Lounge with Laminate Flooring and Marble Fireplace with Electric Fire Fitted Kitchen/Diner With French...

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Mitral Drive Harrowgate Hill Darlington

Archived **4**

Marketed from: 04-04-2016 to 19-04-2016 (16 days)

Let Agreed Three Bedroom Property In Popular Harrowgate Hill Area With OFF STREET PARKING. Available April. The Accommodation Briefly Comprises: Entrance Hall with Staircase to first floor Lounge with Laminate Flooring and Marble Fireplace with Electric Fire Fitted Kitchen/Diner With French Doors to...

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

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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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| BUY TO FLIP DEAL MACHINE | |
|---|-----------------|
| End Market Value £ | 115,000 |
| Target Offer £ | 81000 |
| Discount Split | |
| Stamp Duty | 2430 |
| Discount Allocation 25% | 28750 |
| Refurb Allocation | 11000 |
| Total Discount | 39750 |
| Suggested Offer £ | 75250 |
| Mortgage Deposit 25% | 20250 |
| Sourcing Fee £ | 3600 |
| Legal's £ | 700 |
| Refurb Costs £ | 11000 |
| Total Buying Costs £ | 35550.00 |
| Solicitors £ | 700 |
| Estate Agency Fee £ | 2340 |
| Total Selling Costs £ | 3040 |
| End Profit After Selling Costs £ | 13230.00 |
| Return On Capital Investment | 34.28% |

*The deal structure above is an example and the figures are based on our estimates. To attain an accurate refurbishment cost, we recommend our property project development department surveys the property and creates a property condition report.

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

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