

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

& build a pension pot for your future?

**Darlington**

**3 Bed Terraced Town House**



**£90,000**

**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: 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.

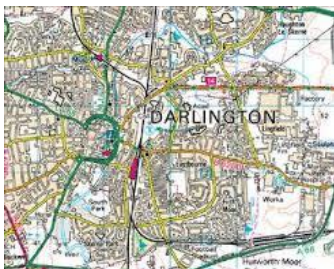
There are many examples of public art in Darlington - the most iconic being David Mach's brick Train which is based at Morton Park (near Morrisons). The Resurgence sculpture at the front of the Town Hall celebrates Darlington's engineering history.

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*

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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



**Sold STC** Located within the popular Dene area of Darlington with views overlooking Brinkburn Dene, ideally suited to a wide variety of buyers. The property has the benefit of gas fired central heating via a combination boiler, UPVC double glazing and provides impressive, immaculate and well proportioned ...

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

Sold Price History: 31 Jul 2014: £139,000 14 Mar 2012: £125,000 14 Jul 2008: £139,000



**£145,000**

3 bedrooms | Terraced  
Pierremont Road, Darlington, DL3

Archived <sup>2</sup>

Marketed from: 25-04-2016 to 19-09-2016 (148 days)

**Sold STC** RECENTLY REFURBISHED terraced property located in the popular Dene area within easy reach of Cockerton village and the memorial hospital. The improvements are extensive and include new central heating, modern kitchen and the bathroom to the first floor has been enlarged and has a modern suite. ...

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

Sold Price History: 12 Aug 2016: £141,000 26 Oct 2015: £103,000



**Offers in Region of £142,000**

3 bedrooms | Terraced  
Acacia Street, Darlington

For sale <sup>3</sup>

Marketed from: 01-02-2017

**Sold STC** A particularly deceptively spacious property located within minutes' walking distance of Cockerton village which offers a host of excellent amenities. The property offers stylish, ready to move into accommodation of a high standard and benefiting from gas fired central heating heating, double gla...

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

Sold Price History: 21 May 2014: £137,500 29 Jul 2011: £139,950 30 May 2006: £115,000



**£138,000**

3 bedrooms | Terraced  
Pierremont Road, Darlington, DL3

Archived <sup>4</sup>

Marketed from: 16-09-2015 to 07-11-2015 (53 days)

**Sold STC** BEAUTIFULLY MAINTAINED terraced house which would make an ideal family home located in the Dene/Cockerton area within a short walk of Cockerton village and the memorial hospital There are two reception rooms, utility area and a West facing rear garden/courtyard area An internal viewing is reco...

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

Sold Price History: 28 Jun 2013: £129,000 20 Dec 2012: £125,000 18 Feb 2005: £135,000



**Offers in Region of £134,000**

3 bedrooms | Terraced  
Brinkburn Road, Darlington

Archived <sup>5</sup>

Marketed from: 09-04-2014 to 12-06-2014 (64 days)

**Sold STC** Nick & Gordon Carver Residential Estate Agents are pleased to bring to the market this deceptively spacious three bedroomed period town house, having been upgraded by the present owners to provide a most appealing family sized home. The property is well placed for ease of access to Cockerton vil...

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

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## Rental analysis



£133 pw | £575 pcm

3 bedrooms | Terraced  
Pierremont Road, Darlington

Archived 1

Marketed from: 09-10-2014 to 05-11-2014 (27 days)

**Let Agreed** We are delighted to be able to offer to the rental market this deceptively spacious three bedroom end terraced property situated in the ever popular Pierremont/Denes location of town. The home is situated close to local amenities and Cockerton Village/Town Centre are approx: 5 -10 mins walk away. ...

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



£130 pw | £565 pcm

3 bedrooms | House  
Banklands Road - Darlington

Archived 2

Marketed from: 13-10-2016 to 07-11-2016 (26 days)

**Let Agreed** **\*\*LOVELY FAMILY HOME ON MUCH SOUGHT AFTER STREET\*\*** Are you looking for a lovely family home in a popular area? Then stop and view this property. Bridgfords offer to let this traditional style semi detached residence, perfectly suited to the family occupier or professional tenants, the residence l...

[Extra pictures and map available](#)



£130 pw | £565 pcm

3 bedrooms | House  
Banklands Road - Darlington

Archived 3

Marketed from: 05-04-2017 to 03-05-2017 (28 days)

**Let Agreed** **\*\*SOUGHT AFTER ROAD\*\*** Are you looking for a lovely family home in a popular area? Then stop and view this property. Bridgfords offer to let this traditional property, perfectly suited to family and professional tenants, the residence lies within close proximity to local schools and the amenities ...

[Extra pictures and map available](#)



£127 pw | £550 pcm

3 bedrooms | Terraced  
BLOOMFIELD ROAD, Darlington, DL3

Archived 4

Marketed from: 18-09-2014 to 23-12-2014 (97 days)

**Let Agreed** Three bedroom house, situated close to the Memorial Hospital. The property has a newly fitted kitchen and bathroom, is decorated throughout and ready for immediate occupation. The house has the benefit of gas central heating, double glazing and fitted carpets. Ideally situated

[Extra pictures and map available](#)



£127 pw | £550 pcm

3 bedrooms | Terraced  
Pierremont Road, Darlington

Archived 5

Marketed from: 13-01-2017 to 11-02-2017 (30 days)

**Let Agreed** A beautifully presented three bedroomed mid-terraced property situated within a popular residential location. Benefiting from a recent kitchen installation, two reception rooms one having an open plan aspect through to the kitchen and low maintenance rear courtyard

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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](http://www.nguhomelettings.com)

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<b>BUY TO FLIP DEAL MACHINE</b>	
<b>End Market Value £</b>	<b>130,000</b>
<b>Target Offer £</b>	<b>90000</b>
<u>Discount Split</u>	
<b>Stamp Duty</b>	2700
<b>Discount Allocation 25%</b>	32500
<b>Refurb Allocation</b>	18000
<b>Total Discount</b>	50500
<b>Suggested Offer £</b>	79500
<b>Mortgage Deposit 25%</b>	22500
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	18000
<b>Total Buying Costs £</b>	<b>44800.00</b>
Solicitors £	700
Estate Agency Fee £	2340
<b>Total Selling Costs £</b>	<b>3040</b>
<b>End Profit After Selling Costs £</b>	<b>11960.00</b>
<b>Return On Capital Investment</b>	<b>25.00%</b>

\*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 [c.chalmers@nguhomesales.com](mailto:c.chalmers@nguhomesales.com)

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