

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

& build a pension pot for your future?

**Darlington**  
**3 Bed Terraced**



**£68,000**

**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.

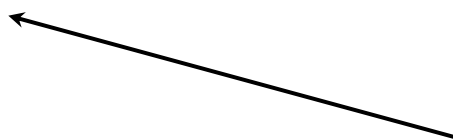
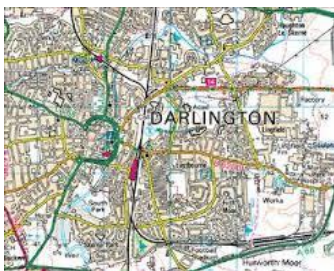
There are many examples of public art in Darlington - the most iconic being David Mach's brick Train which is based at Morton Park (near Morrisons). The Resurgence sculpture at the front of the Town Hall celebrates Darlington's engineering history.

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*

**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 in Region of £134,950

3 bedrooms | Terraced  
Station Terrace, Middleton St. George, Darlington, DL2

Archived 1

Marketed from: 25-08-2009 to 30-09-2010 (402 days)

**Under Offer** We have pleasure in offering for sale a very well presented extended and much improved mid terraced house with gas fired central heating ( via a very recently installed combi boiler ) and UPVC double glazing. Having undergone an extensive programme of refurbishment and improvement this lo...

[Extra pictures and map available](#)

Sold Price History: 30 Sep 2010: £130,000 24 Aug 2001: £45,000 6 Dec 1996: £25,600



### £125,000

3 bedrooms | Terraced  
Station Terrace, Middleton St George

Archived 2

Marketed from: 15-03-2014 to 17-12-2014 (278 days)

**Sold STC** An immaculately presented fully refurbished three bedroom mid terraced property located in the popular village of Middleton St George. The property has been refurbished and updated by the current owners to a very high specification to include full electric re-wire, damp proof course and new centr...

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

Sold Price History: 19 Dec 2014: £118,000 4 Sep 2013: £75,000



### Offers in Region of £100,000

3 bedrooms | House  
Station Terrace, Middleton St. George DL2

Archived 3

Marketed from: 18-05-2011 to 09-08-2011 (84 days)

**Sold STC** Viewings and offers are invited on this well presented mid terraced house situated in the village of Middleton St George. The property is likely to appeal to a variety of potential buyers and offers accommodation comprising, hall, lounge, dining room, fitted kitchen, landing to 3 bedrooms and bat...

[Extra pictures and map available](#)



### Offers in Region of £79,950

3 bedrooms | Terraced  
Station Terrace, Middleton St George, Darlington

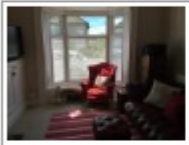
Archived 4

Marketed from: 26-07-2011 to 08-06-2012 (320 days)

**Sold STC** Offered for sale with NO ONWARD CHAIN this deceptively spacious three bedroomed mid terraced property occupying a most pleasing position within this highly desirable location with Middleton St George, conveniently placed for an excellent host of amenities. The property is in further


**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



**£127 pw | £550 pcm**

3 bedrooms | Terraced  
Station Road, Middleton St. George, Darlington, County Durham, DL2

Archived   
Marketed from: 30-09-2016 to 08-10-2016 (8 days)


Traditional spacious terrace house, recently refurbished to an excellent standard. Benefits from a fully fitted kitchen with integral appliances. South facing. Excellent location, 2 mins from park and shops. 1 min from bus stop. 10 mins from station.

[Extra pictures and map available](#)



**£121 pw | £525 pcm**

3 bedrooms | Terraced  
Harpers Terrace, Middleton St. George, DL2

Archived   
Marketed from: 28-08-2010 to 28-08-2010 (1 days)

A spacious and well-presented terraced property of character enjoying a pleasant village setting. Situated close to all access roads and local amenities, early viewings are strongly recommended.

[Extra picture and map available](#)



**£115 pw | £500 pcm**

3 bedrooms | Terraced  
Harpers Terrace, Middleton St. George, Darlington, DL2

Archived   
Marketed from: 27-11-2012 to 30-01-2013 (64 days)


**Let Agreed** \*\*\*\*\* NO ADMIN FEE'S TO PAY \*\*\*\*\* An immaculate refurbished 3 bedroomed home situated in the much sought after location of Middleton St George, close to local amenities, access routes and schools. Briefly comprising: Front Forecourt, Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom, Land...

[Extra pictures and map available](#)



**£114 pw | £495 pcm**

3 bedrooms | Terraced  
Harpers Terrace, Middleton-St-George, DL2 1JR

Archived   
Marketed from: 12-11-2010 to 17-02-2011 (97 days)

**Let Agreed** A spacious and well-presented terraced property of character enjoying a pleasant village setting. Situated close to all access roads and local amenities, early viewings are strongly recommended. Comprises: Reception Hallway, Living Room, Dining Room, Kitchen, Bathroom/WC, Landing, Three Bedrooms....

[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 700 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)

**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.

<b>BUY TO FLIP DEAL MACHINE</b>	
<b>End Market Value £</b>	<b>110,000</b>
<b>Target Offer £</b>	<b>68000</b>
<b>Discount Split</b>	
<b>Discount Allocation 25%</b>	27500
<b>Refurb Allocation</b>	17000
<b>Total Discount</b>	44500
<b>Suggested Offer £</b>	65500
<b>Mortgage Deposit 25%</b>	17000
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	17000
<b>Total Buying Costs £</b>	<b>38300.00</b>
Solicitors £	700
Estate Agency Fee £	2340
<b>Total Selling Costs £</b>	<b>3040</b>
<b>End Profit After Selling Costs £</b>	<b>17660.00</b>
<b>Return On Capital Investment</b>	<b>42.72%</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 [mikebell@nguhomesales.com](mailto: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.



**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.