

# BUY AND REFURBISH **ADD VALUE**

& pull most of your money back out

**Houghton-Le-Spring**  
**3 Bed Semi Detached**



**£72,000**

**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

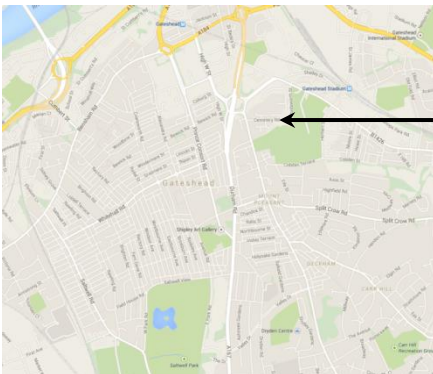
United by seven bridges across a spectacular rivers cape, Gateshead a town on the south bank of the River Tyne forms a single, diverse and extremely vibrant visitor destination.

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

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



£129,950

4 bedrooms | Semi-Detached  
Fletcher Crescent, Houghton Le Spring, DH4

Archived   
Marketed from: 07-08-2015 to 08-01-2016 (155 days)

**Sold STC** This stunning four bedroomed semi detached home has been extended at ground and first floor level to provide a wonderful living space. Located in the popular New Herrington area of Houghton-le-Spring. A credit to its current owners and boasting many fine features, the internal accommodation compr...


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

Sold Price History: 8 Jan 2016: £125,950 26 Jul 1996: £32,500



£129,950

2 bedrooms | Semi-Detached  
St. Aldans Terrace, Houghton Le Spring

Archived   
Marketed from: 26-06-2014 to 10-11-2014 (138 days)

**Sold STC** FANTASTIC VIEWS!!!!... this two bedroom semi detached house benefiting from gas central heating and double glazing. The accommodation comprises: Entrance door to: Lobby, lounge with gas fire, fitted kitchen with appliances, stairs to first floor landing giving access to two double bedrooms and a ...


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

Sold Price History: 10 Nov 2014: £117,000



£124,950

2 bedrooms | Semi-Detached  
Manor Grove, West Herrington, Tyne and Wear, DH4

Archived   
Marketed from: 25-06-2014 to 09-09-2014 (76 days)

**Sold STC** Rarely available, and sure to be popular, this is a beautifully presented 2 bedroom semi-detached residence which occupies an enviable position at the head of a cul-de-sac where it stands upon a corner site with open fields beyond. West Herrington is a little known gem, tucked away in (contd...)


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

Sold Price History: 29 Aug 2014: £120,000



£105,000

3 bedrooms | Semi-Detached  
Fletcher Crescent, Houghton Le Spring, DH4

Archived   
Marketed from: 18-11-2015 to 09-06-2016 (205 days)

**Sold STC** This superb three bedroomed semi detached home is located in the popular New Herrington area of Houghton Le Spring and is close to Herrington Country Park. This lovely family home enjoys delightful, private and spacious gardens to the rear. Arranged over two floors the internal accommodation ...


[Extra pictures, Floorplan and map available](#)

Sold Price History: 9 Jun 2016: £100,000



£89,950

3 bedrooms | Terraced  
Fletcher Crescent, Houghton Le Spring, Tyne and Wear

Archived   
Marketed from: 12-04-2013 to 14-07-2013 (94 days)

**Sold STC** Superbly Presented \* Spacious Floor Plan \* Private Enclosed Garden \* Off Street Parking \* Good Transport Links \* Local Amenities \* Easy Access to Herrington Country Park \* Three Bedrooms \* Upvc Double Glazing \* Gas Central Heating \* Energy Rating C - Offered to the market for sale at a competitiv...

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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 | Terraced  
Fletcher Crescent - Houghton-le-Spring

Archived   
Marketed from: 24-04-2015 to 26-08-2015 (125 days)


A three Bedroom end link house, situated in the popular area of New Herrington. The property briefly comprises: Ground Floor; Good size lounge, Smart newly refitted kitchen/Diner, there is also an extension to the rear of the property incorporating a utility room and downstairs WC. First floor; ...

[Extra picture and map available](#)



**£127 pw | £550 pcm**

2 bedrooms | Semi-Detached  
St. Cuthberts Road, Houghton Le Spring, DH4

Archived   
Marketed from: 03-01-2015 to 04-03-2015 (61 days)


**Let Agreed** Located in the sought after area of West Herrington, this deceptively spacious two bedroomed semi detached home is beautifully appointed throughout. Set in a semi rural location yet close to all amenities including shops, schools, Herrington Country Park and the A19, all within easy reach. Int...

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



**£115 pw | £500 pcm**

3 bedrooms | Semi-Detached  
Fletcher Crescent, New Herrington, Houghton le Spring, Tyne & Wear, DH4

Archived   
Marketed from: 03-07-2016 to 03-01-2017 (185 days)


**Let Agreed** Kimmitt Lettings are delighted to present to the rental market this deceptively spacious semi-detached property which is ideal for the growing family. The property provides generous accommodation and boasts both front and rear garden with views overlooking Herrington Park Briefly compr...

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



**£110 pw | £475 pcm**

2 bedrooms | Semi-Detached  
Fletcher Crescent, Houghton Le Spring

Archived   
Marketed from: 21-07-2016 to 06-09-2016 (48 days)


**Let Agreed** Fletcher Crescent is a 2 bedroom property with access to a private garden. The property is within close access to local schools, shops and parks. As well as being close to local transport links that take you to the heart of Sunderland, Durham or Newcastle. The property comprises 2 bedro...

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



**£104 pw | £450 pcm**

2 bedrooms | Terraced  
Fletcher Crescent, New Herrington

Archived   
Marketed from: 11-03-2015 to 20-04-2015 (40 days)

**Let Agreed** PICTURE PERFECT... this two bedroom terrace house benefits from gas central heating, double glazing and is available now. The property comprises: Entrance door to Lobby, lounge with feature fireplace, fitted kitchen diner with appliances, fitted kitchen diner, rear lobby with storage, stairs to f...

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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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BUY TO LET DEAL MACHINE		Total Rent	440
Predicted End Market Value	100000	Gross Annual Rent	5280
<b>Discount Split</b>		Total Mortgage	250.00
Refurb Allocation	8000	10 % Management + VAT	52.80
Purchase Price	72000		
Finance Deposit 25%	18000	Rent - Lettings Management Fee	387.20
Sourcing Fee £	2500	<b>Net Cash Flow</b>	<b>137.20</b>
Refurb Costs £	8000	<b>Net Annual Return</b>	<b>1646.40</b>
<b>Total Buying Costs £</b>	<b>28500</b>		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	135.00	Gross Yield	7.33%
Total Outstanding Finance 75% LTV	54000	<b>Return on Money Left In</b>	<b>21.95%</b>
Interest Rate	3.00%	<b>Equity</b>	<b>25000</b>
End Refinance Illustration			
Interest Only Monthly Payments	250.00	<b>Target Offer For No Money Left In</b>	<b>64500</b>
Total Outstanding Finance	75000	<b>Little Money Left In(-£)vs Extra Cash Back(+£)</b>	<b>-</b>
Interest Rate	4.00%		<b>£7,500.00</b>

## 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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