

BUY, REFURBISH, SELL
£10,000 - £20,000 PROFIT
Per property after all costs

Darlington, DL1 2AT
3 Bed Semi-Detached



£78,000

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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.

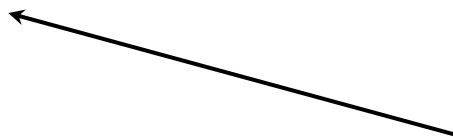
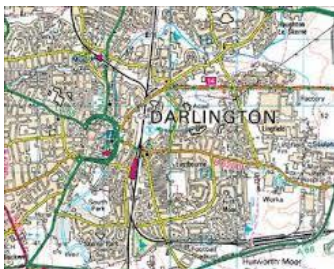
There are many examples of public art in Darlington - the most iconic being David Mach's brick Train which is based at Morton Park (near Morrisons). The Resurgence sculpture at the front of the Town Hall celebrates Darlington's engineering history.

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

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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



£117,500

3 bedrooms | Semi-Detached
Lyonette Road, Darlington, County Durham, DL1

For sale 4
Marketed from: 20-06-2017

Under Offer JW Wood are delighted to market this excellent three bedroom semi-detached home, offered for sale under the Taylor Wimpey Part Exchange scheme.

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

Sold Price History: 29 Sep 2010: £115,000 1 Sep 2004: £135,950



Offers in Region of £117,500

3 bedrooms | Semi-Detached
Rockwell Avenue, Darlington, DL1

Archived 3
Marketed from: 17-06-2014 to 18-05-2015 (335 days)

Sold STC Immaculately presented THREE BEDROOMED SEMI, gas central heating, double glazing, Reception Hallway, Lounge, REFITTED KITCHEN/DINER with appliances, Rear Hallway, W/c, Utility Room, Three Bedrooms, fully tiled Shower Room/wc, block paved driveway and gardens.

[Extra pictures and map available](#)

Sold Price History: 31 Jul 2015: £115,000



Offers in Region of £117,500

3 bedrooms | Semi-Detached
Rockwell Avenue, Darlington, DL1 2AX

Archived 4
Marketed from: 11-06-2015 to 24-08-2015 (75 days)

Sold STC We are delighted to offer for sale this well maintained and immaculately presented Three Bedroomed Semi-Detached Residence situated in the Haughton area, offering spacious family accommodation with the benefit of a rear garden overlooking playing fields. Warmed by Gas Central Heating, an...

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

Sold Price History: 31 Jul 2015: £115,000



£110,000

3 bedrooms | Semi-Detached
Lyonette Road, Darlington, Durham

Archived 5
Marketed from: 01-11-2013 to 28-08-2014 (301 days)

Sold STC "PERFECT FAMILY HOME - CHAIN FREE - IDEAL FIRST TIME BUY" We are delighted to offer for sale this three bedroom semi detached house benefiting from gas central heating and double glazing. (contid...)

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

Sold Price History: 29 Aug 2014: £103,000



£99,950

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

Archived 6
Marketed from: 02-05-2015 to 04-08-2015 (94 days)

Sold STC COMPETITIVELY PRICED spacious family home located in the Whinfield area which is close to local amenities and good transport links to A66 and A1(M) It is brought to the market with no onward chain and benefits from gas central heating Would make an ideal first time buy or good investment prop...

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

Sold Price History: 31 Jul 2015: £92,500

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Rental analysis



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Lyonette Road, Darlington

Archived 

Marketed from: 16-09-2015 to 13-11-2015 (59 days)

Let Agreed An attractive well-presented three bedroom semi-detached property situated in a popular location in the -Whinfield area of Darlington. The property is double glazed throughout and comes with gas central heating and would ideally suit the needs of a range of potential tenants including growing fa...

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



£137 pw | £595 pcm

3 bedrooms | Semi-Detached
Lyonette Road, Darlington

Archived 

Marketed from: 21-10-2016 to 05-12-2016 (45 days)

Let Agreed A deceptively spacious three bedroom semi detached property offered to the market with no onward chain and located in the Haughton area of Darlington within easy reach of supermarkets, GP surgeries and allowing easy access out of town. Viewing is recommended.

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



£134 pw | £580 pcm

3 bedrooms | Semi-Detached
Lyonette Road, Darlington

Archived 

Marketed from: 16-10-2014 to 19-11-2014 (34 days)

Let Agreed *** THIS PROPERTY WAS LET WITHIN 24 HOURS *** An attractive well presented three bedroom semi detached property situated in a popular location in the Whinfield area of Darlington. The property is double glazed throughout and comes with gas central heating and would ideally suit the needs...

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Walton Heath, Darlington

Archived 

Marketed from: 15-08-2014 to 04-09-2014 (20 days)

Let Agreed A stunning three bedroom family home in the Whinfield area of Darlington. This modern style home comes with excellent fixtures and fittings including kitchen and bathroom and would be an ideal family home. Council Tax Band B

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Braemar Court, Darlington

Archived 

Marketed from: 09-06-2017 to 24-07-2017 (46 days)

Let Agreed Beautifully presented three bedroom semi-detached property located in the popular Whinfield area of Darlington, which benefits from being close to local shops, amenities, schooling and transport links. The property benefits from being placed in a cul de sac and has gas central heating, double gla...

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Walton Heath, Darlington

Archived 

Marketed from: 16-08-2014 to 24-10-2014 (70 days)

Let Agreed Martin & Co Gulsborough is pleased to offer for rental this 3 bed semi detached property commanding a corner spot with open aspect front garden.

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 720 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 £	78000
Discount Split	
Stamp Duty	2340
Discount Allocation 25%	28750
Refurb Allocation	15000
Total Discount	43750
Suggested Offer £	71250
Mortgage Deposit 25%	19500
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	15000
Total Buying Costs £	38800.00
Solicitors £	700
Estate Agency Fee £	2340
Total Selling Costs £	3040
End Profit After Selling Costs £	12320.00
Return On Capital Investment	29.45%

Queries

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

Tel. 0191 491 0344 and choose option 2.

Or email c.chalmers@nguhomesales.com

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