

BUY, REFURBISH, SELL

£10,000 - £20,000 PROFIT

Per property after all costs

The Oval, Middlesbrough
3 Bed Semi-Detached



£125,000

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: Middlesbrough



Highlights

Middlesbrough is a large industrial town on the south bank of the River Tees in North Yorkshire, England, founded in 1830. The local council, a unitary authority, is Middlesbrough Borough Council. In 2011 it had a total resident population of 138,400 for the borough and 174,700 for the wider Middlesbrough built-up area subdivision, which itself is part of the larger built-up area of Teesside and had an overall population of 376,333 at the 2011 census.

Middlesbrough became a county borough within the North Riding of Yorkshire in 1889. In 1968, the borough was merged with a number of others to form the County Borough of Teesside, which was absorbed in 1974 by the county of Cleveland. In 1996, Cleveland was abolished, and Middlesbrough Borough Council became a unitary authority within North Yorkshire.



Middlesbrough and surrounding areas

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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



£179,000

3 bedrooms | Semi-Detached
The Oval, Brookfield

Archived ¹
Marketed from: 24-07-2015 to 15-09-2015 (54 days)

Sold STC * Extended Semi Detached House with a Four Car Driveway and Detached Garage.
[Full brochure, extra pictures, Floorplan and map available](#)

Sold Price History: 17 Sep 2015: £179,000 18 Oct 2002: £105,000



£174,950

3 bedrooms | Semi-Detached
The Oval, Brookfield, Acklam, Middlesbrough, T S5 8EZ

Invisible ²
Marketed from: 10-10-2015 to 30-04-2016 (204 days)

Sold STC * 3 Bedroom Semi-Detached Family Home * Recently Refurbished * New Kitchen / Recent Combi Boiler * Conservatory * Private South-West Facing Rear Garden * Downstairs WC/Utility * Highly Sought After Residential Area Of Brookfield, Acklam * Sold With NO CHAIN * Viewing Essential *

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

Sold Price History: 17 Mar 2016: £167,000 1 Jun 2000: £79,950



£170,000

3 bedrooms | Semi-Detached
The Oval, Brookfield, Acklam, T S5 8EZ

For sale ³
Marketed from: 30-10-2015

Sold STC * REDUCED * EXTENSIVE & MODERN 3 Bedroom Semi-Detached Family Home * Tastefully REFURBISHED * TOP OF THE RANGE Kitchen With GRANITE Worktops/Breakfast Bar * Remodeled Bathroom * Luxury Flooring, Carpets & Blinds * MUST VIEW!! *

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

Sold Price History: 9 May 2011: £135,000



Offers in Region of £160,000

3 bedrooms | Semi-Detached
THE OVAL, Middlesbrough, T S5

Invisible ⁴
Marketed from: 13-10-2014 to 11-03-2015 (145 days)

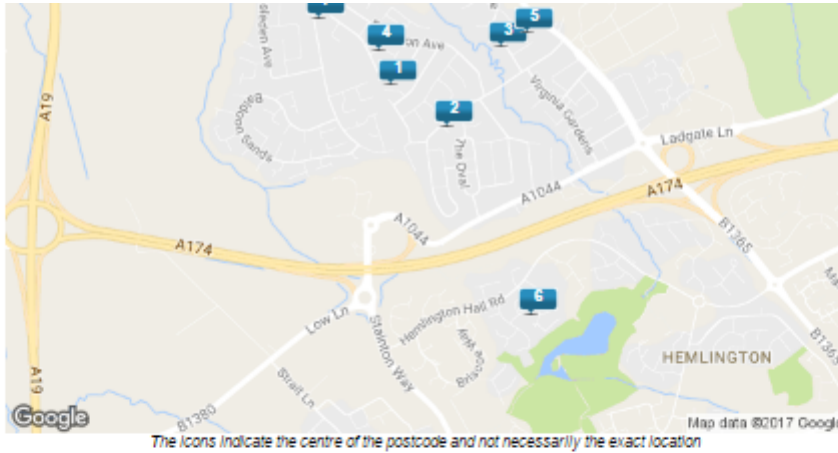
Sold STC * 3 BEDROOM SEMI DETACHED HOME * 2 RECEPTION ROOMS * NO FORWARD CHAIN * DRIVEWAY AND GARAGE *

[Extra pictures and map available](#)

Sold Price History: 22 Jan 2015: £155,000

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Rental analysis



£150 pw | £650 pcm

3 bedrooms | Semi-Detached
Carbury Avenue

Archived 1

Marketed from: 01-11-2016 to 20-12-2016 (45 days)

Let Agreed Fantastic opportunity to secure yourself a tenancy within this lovely 3 bedroom semi detached property. Situated within walking distance to local schools, shops, and parkland it's a great family choice. Be first to rent this newly refurbished property, call our office today

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



£149 pw | £645 pcm

3 bedrooms | Semi-Detached
Malvern Drive, Middlesbrough, T55

Archived 2

Marketed from: 06-03-2017 to 16-03-2017 (10 days)

Let Agreed Located in the heart of Brookfield is this impressive three bedroom bay fronted traditional house. The accommodation would suit the needs of the growing family. Offering well proportioned room sizes which include hallway, lounge and dining room. Kitchen with a comprehensive range of base and w...

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



£144 pw | £625 pcm

3 bedrooms | Semi-Detached
Wolingham Drive, Middlesbrough, T55

Archived 3

Marketed from: 05-02-2016 to 14-03-2016 (39 days)

Let Agreed Viewing is simply essential on this stunning bungalow which has had no expense spared and offers accommodation comprising entrance hall, lounge to the rear. Two bedrooms. Kitchen with a stunning range of high gloss units. Shower Room with a modern Suite. A notable feature of the property ...

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



£138 pw | £600 pcm

3 bedrooms | Semi-Detached
Earldon Avenue, Acklam, Middlesbrough

Archived 4

Marketed from: 10-11-2014 to 20-12-2014 (40 days)

Let Agreed ** EXTENDED 3 BED SEMI ** NEW COMBI BOILER ** NEW CARPETS THROUGHOUT ** UPVC DOUBLE GLAZING ** TWO RECEPTION ROOMS ** KITCHEN/BREAKFAST ROOM ** FRONT & REAR GARDENS ** DRIVE TO THE SIDE ** GARAGE ** ENERGY RATING E **

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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 £	170,000
Target Offer £	125000
Discount Split	
Stamp Duty	3750
Discount Allocation 25%	42500
Refurb Allocation	18000
Total Discount	60500
Suggested Offer £	109500
Mortgage Deposit 25%	31250
Sourcing Fee £	3600
Legal's £	800
Refurb Costs £	18000
Total Buying Costs £	53650.00
Solicitors £	600
Estate Agency Fee £	2340
Total Selling Costs £	2940
End Profit After Selling Costs £	15910.00
Return On Capital Investment	28.11%

Queries

If you have any queries regarding this property, contact Mike Bell on:

Tel. 0191 491 0344 and choose option 2.

Or email mikebell@nguhomesales.com

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