

# BUY AND REFURBISH **ADD VALUE**

& pull most of your money back out

**Sunderland, SR5**  
**2 Bed Semi Detached**



**£65,000**

**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: Sunderland



### Highlights

A city of change, Sunderland is no longer the centre of industry that was once thriving around its busy docks and coal mines. Instead, the city has chosen to embrace its heritage and breathe new life into these previously run-down areas, transforming them into pleasant, modern city spaces and green parks, creating an undeniable new and exciting tourism buzz.

Managed by the Sunderland Arc company, the city has spent almost £200 million on countless revitalization and regeneration projects, and the results are quite clearly apparent, with pathways along the River Wear, improved shopping at the Holme side Triangle, a landscaped inner-city garden in the Sunnyside area, and trendy bars surrounding the new marina. Direct metro rail transport also means that Newcastle city centre is less than 30 minutes away from Sunderland.

### Map of the area



*Sunderland 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



**£91,950**

2 bedrooms | Semi-Detached  
Hylton Castle

Archived <sup>1</sup>

Marketed from: 14-01-2015 to 09-02-2015 (27 days)

**Sold STC:** CHATHAM ROAD, HYLTON CASTLE – This two bedroom semi detached home is located upon a popular residential estate within Hylton Castle. Having amenities close by including shops and schools together with transport routes to the City Centre and A19. The accommodation is well presented and decorated t...

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

Sold Price History: 20 Mar 2012: £88,500



**£80,000**

3 bedrooms | Semi-Detached  
Cranberry Road, Hylton Castle, Sunderland

For sale <sup>2</sup>

Marketed from: 23-02-2017

**Sold STC:** This larger style three bedroom semi detached house occupies an enviable position overlooking a green area and boasts a generous garden to the rear. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining kitchen, utility, three bedrooms and shower room all with ...

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



**Offers in Excess of £80,000**

2 bedrooms | Semi-Detached  
Cheltenham Road, Hylton Castle

Archived <sup>3</sup>

Marketed from: 21-11-2015 to 02-02-2016 (74 days)

**Sold STC:** This two double bedroomed semi detached home is neatly presented and benefits from a recently fitted breakfasting kitchen and bathroom, loft room accessed by a fixed staircase and off road parking! Decorated with a modern and neutral design, this property is ideal for first time buyers, couples a...

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

Sold Price History: 9 Mar 2016: £80,000 3 Jan 2014: £80,000 18 Dec 2006: £96,500



**Offers in Excess of £80,000**

2 bedrooms | Semi-Detached  
Cotswold Square, Hylton Castle

Archived <sup>4</sup>

Marketed from: 28-02-2017 to 03-04-2017 (34 days)

**Sold STC:** A ready to move into two double bedroom semi detached home with good sized front and rear gardens. Decorated to a good standard throughout with modern and neutral tones and having the benefit of a contemporary kitchen and bathroom, this home offers well appointed living space located on the ever ...

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

Sold Price History: 10 May 2006: £77,950



**£79,950**

3 bedrooms | Semi-Detached  
Canterbury Road, Hylton Castle, Sunderland

Archived <sup>5</sup>

Marketed from: 01-07-2014 to 21-06-2015 (356 days)

**Sold STC:** CANTERBURY ROAD, HYLTON CASTLE ..... NEW PRICE Three bedroom semi detached house available for sale

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## Rental analysis



**£114 pw | £495 pcm**

2 bedrooms | Semi-Detached  
Cotswold Road, Hylton Castle, Sunderland

Marketed from: 01-06-2016 to 25-07-2016 (55 days) **Archived** 1

**Let Agreed** An immaculately presented 2 bedroomed semi detached house situated on Cotswold Road in Hylton Castle offering a superb location for easy access to local shops, schools and amenities as well as Nissan, Doxford International, the A19 and Sunderland City Centre all within easy reach. The property be...

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



**£114 pw | £495 pcm**

2 bedrooms | Semi-Detached  
Hylton Castle, Sunderland

Marketed from: 24-05-2014 to 06-11-2014 (167 days) **Archived** 2

**Let Agreed** Occupying a generous corner plot with substantial gardens to the side and rear and set back from the main road fronting onto a lovely council maintained green, this refurbished and superb two bedroomed semi with a brand new kitchen and wonderful bathroom has been decorated throughout boasts brand...

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



**£110 pw | £475 pcm**

2 bedrooms | Semi-Detached  
CHELTENHAM ROAD, HYLTON CASTLE, Sunderland North, SR5 3QQ

Marketed from: 28-11-2015 to 28-01-2016 (62 days) **Archived** 3

**Let Agreed** TO LET 2 BED SEMI DETACHED HOUSE UNFURNISHED located in ,Hylton Castle, Sunderland. Close to local amenities, schools and bus routes to City Centre, easy access to A19. Briefly comprising:- Lounge, fitted kitchen, two bedrooms and a bathroom. Externally there are gardens to the front and back as w...

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



**£110 pw | £475 pcm**

2 bedrooms | Semi-Detached  
Swan Court, Hylton Castle, Sunderland, Tyne and Wear

Marketed from: 22-01-2016 to 11-02-2016 (21 days) **Archived** 4

**Let Agreed** Modern two bedroom semi-detached unfurnished luxury two storey house presented to excellent standard throughout with modern features including double glazing, gas fired central heating from combination boiler, contemporary kitchen and shower fittings, kitchen appliances and satellite television ...

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



**£104 pw | £450 pcm**

2 bedrooms | Terraced  
Cranberry Square, Hylton Castle, Sunderland

Marketed from: 26-01-2015 to 09-04-2015 (73 days) **Archived** 5

**Let Agreed** NO ADMINISTRATION FEE PAYABLE. A neatly presented 2 bed end terraced house situated in a corner position on Cranberry Square which is a quiet cul de sac in Hylton Castle offering a superb location to rent a property offering easy access to the A19, local shops, schools and amenities. The property...

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



**£104 pw | £450 pcm**

**Archived** 6

## 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>ROCK SOLID RENTAL DEAL STRUCTURE</b>		<b>Total Rent</b>	<b>475</b>
<b>PURCHASE PRICE</b>	<b>65000</b>	Gross Annual Rent	5700
<b>Discount Split</b>		Total Mortgage	162.50
Stamp Duty £	<b>1950</b>	10 % Management + VAT	57.00
Finance Deposit 25% £	16250	Rent - Lettings Management Fee	418.00
Buying Costs £	2350	<b>Net Cash Flow</b>	<b>255.50</b>
Refurb £	3000	<b>Net Annual Return £</b>	<b>3066.00</b>
<b>Total Buying Costs £</b>	<b>23550</b>		
<b>Today's Finance Illustration</b>		<b>Cashflow Summary</b>	
Interest Only Monthly Payments	162.50	Gross Yield	8.77%
Total Outstanding Finance 75% LTV	48750	<b>Annual Return On Capital Investment</b>	<b>13.02%</b>
Interest Rate	<b>4.00%</b>	<b>Equity</b>	<b>16250</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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