

BUY AND REFURBISH **ADD VALUE**

& pull most of your money back out

Carlton Moor Crescent, Darlington DL1
3 Bed Semi-Detached



£58,000

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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.

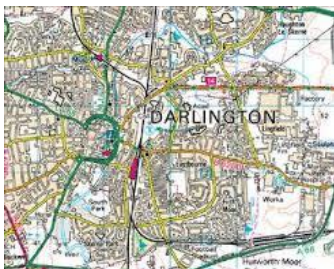
There are many examples of public art in Darlington - the most iconic being David Mach's brick Train which is based at Morton Park (near Morrisons). The Resurgence sculpture at the front of the Town Hall celebrates Darlington's engineering history.

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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Business Strategy

BUY TO LETS

Only buy property that allows the potential for a **LITTLE MONEY** left in finance strategy.

- **WHAT DOES THIS MEAN?**
- The best way of showing this is to give you an example:
- -You refurbish a property at a cost of £13,000
- -Other costs of £2,340
- You want the property to go up in value enough to cover most of your refurbishment costs and other costs.

- Re-mortgage valuation after refurbishment £85,000
- You choose a re-mortgage product that requires a 25% deposit £21,250
- You therefore need to purchase the property minus all of your costs
- (Refurb £13,000 + Other £2,340 = £15,340)
- To make this property **LITTLE MONEY** left in, purchase price is £58,000.00

- You have only had to leave £9,590 in the property; the rest of your money has been recycled back out. Most of the time expects to leave in between approximately 25% of your initial capital investment.
- Bad areas will allow you to pull out most or all of your money but why would you want to buy a property in a bad area? There is a 1% degree of difference between successful property investment and amateurs.

ROCK SOLID INVESTMENT

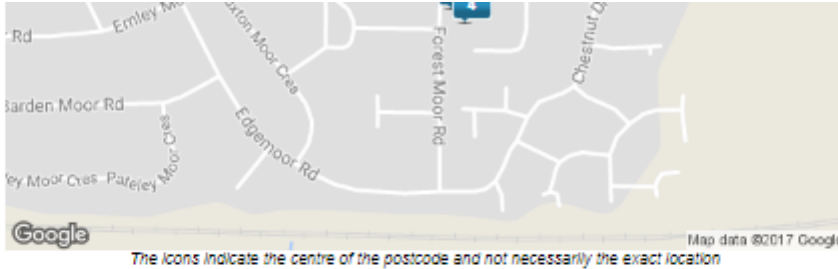
Photographs



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



£110,000

3 bedrooms | Semi-Detached
Cartonmoor Crescent, Darlington

Archived **1**

Marketed from: 17-08-2015 to 18-03-2016 (215 days)

Sold STC: A modern three bedroom semi detached house situated on the popular Moorfields development within the Eastbourne area of Darlington. The property is tastefully and neutrally decorated throughout and has a modern fitted kitchen and bathroom and is heated via gas central heating and is double glazed...

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

Sold Price History: 30 Mar 2016: £105,000 3 Nov 2008: £97,500 27 Oct 2006: £113,955



Offers in Excess of £105,000

3 bedrooms | End of Terrace
Carton Moor Crescent, Darlington

Archived **2**

Marketed from: 08-05-2017 to 31-07-2017 (84 days)

Sold STC: Offers in excess of £105,000 to £115,000 Northgates are pleased to offer FOR SALE this fully refurbished well presented THREE bedroomed end of terraced property situated on the popular Moorfields development in Darlington. Ideally located for all the local amenities the area has ...

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

Sold Price History: 28 Nov 2005: £104,955



Offers in Excess of £100,000

3 bedrooms | Semi-Detached
Carton Moor Crescent, DARLINGTON, Durham

Archived **3**

Marketed from: 06-11-2012 to 05-02-2013 (51 days)

Sold STC: The Express Estate Agency offers this ATTRACTIVELY PRICED PROPERTY to buyers who are in a position to buy relatively swiftly. This property has been PRICED to encourage a quicker than normal sale.

[Extra pictures and map available](#)



£85,000

3 bedrooms | Semi-Detached
Carton Moor Crescent, Darlington, County Durham, DL1

Archived **4**

Marketed from: 23-01-2015 to 31-03-2016 (435 days)

Under Offer: We offer for sale this three bedroom semi detached which offers an ideal purchase for a first time buyer, family or investor. The accommodation, with gas central heating, includes a good sized dining kitchen, spacious lounge, three first floor bedrooms, bathroom and separate wc. Externally there ...

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

Sold Price History: 31 Mar 2016: £80,000


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Rental analysis



£121 pw | £525 pcm

3 bedrooms | End of Terrace
Carlton Moor Crescent, Darlington

Archived 
Marketed from: 23-06-2015 to 15-07-2015 (23 days)


Let Agreed We Have Pleasure For Offering To Let This Well Presented Three Bedroom Property. The Accommodation Briefly Comprises Hallway Cloakroom/WC, Fitted Kitchen/Diner Lounge Three bedrooms Bathroom. Double Glazed & Gas Central Heating Externally There Is A Rear Garden With Decked Area an...

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



£121 pw | £525 pcm

3 bedrooms | End of Terrace
Carlton Moor Crescent, Darlington

Archived 
Marketed from: 14-01-2014 to 12-02-2014 (29 days)


Let Agreed We Have Pleasure For Offering To Let This Well Presented Three Bedroom Property. The Accommodation Briefly Comprises Hallway Cloakroom/WC, Fitted Kitchen/Diner Lounge Three bedrooms Bathroom. Double Glazed & Gas Central Heating Externally There Is A Rear Garden With Decked Area and

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



£121 pw | £525 pcm

3 bedrooms | End of Terrace
Carlton Moor Crescent, Darlington

Archived 
Marketed from: 30-12-2015 to 06-02-2016 (38 days)


Let Agreed We Have Pleasure For Offering To Let This Well Presented Three Bedroom Property. Available Approx Mid February, The Accommodation Briefly Comprises Hallway Cloakroom/WC, Fitted Kitchen/Diner Lounge Three bedrooms Bathroom. Double Glazed & Gas Central Heating Externally There Is A R...

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



£115 pw | £500 pcm

3 bedrooms | Semi-Detached
Carlton Moor Crescent, Darlington

Archived 
Marketed from: 14-05-2016 to 01-06-2016 (19 days)


Let Agreed A well presented three bedroom mature semi detached property located in the popular Eastbourne area of Darlington on the outskirts of the popular Moorfields development. The property would be an ideal family home and offers good size living accommodation, modern fitted kitchen and upc double glaz...

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



£115 pw | £500 pcm

3 bedrooms | Semi-Detached
Carlton Moor Crescent - Darlington

Archived 
Marketed from: 03-11-2016 to 02-12-2016 (29 days)


Let Agreed "LET ON FIRST VIEWING" Do not miss out on this affordably priced house! Situated on a very popular development, we offer to let this modern home. Situated within close proximity to schools, local shops and bus routes, this fantastic house is sure to appeal to family and professional occupiers. ...

[Extra pictures and map available](#)



£114 pw | £495 pcm

3 bedrooms | Semi-Detached
Carlton Moor Crescent, Moorfields, Darlington

Archived 
Marketed from: 06-09-2014 to 18-09-2014 (13 days)

Let Agreed Well Presented, Three Bedroom Semi Detached Property. Available NOW - The Accommodation Briefly Comprises: Entrance Hall/ Ground Floor WC Lounge with Adam Fire Surround & Living Flame Gas Fire Fitted Kitchen / Diner Three Bedrooms Family Bathroom With Shower Enclosed Bath

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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

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BUY TO LET DEAL MACHINE		Total Rent	475
Predicted End Market Value	85000	Gross Annual Rent	5700
Discount Split		Total Mortgage	212.50
Refurb Allocation	13000	10 % Management + VAT	57.00
Purchase Price	58000		
Finance Deposit 25%	14500	Rent - Lettings Management Fee	418.00
Sourcing Fee £	2340	Net Cash Flow	205.50
Refurb Costs £	13000	Net Annual Return	2466.00
Total Buying Costs £	29840		
Today's Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	108.75	Gross Yield	9.83%
Total Outstanding Finance 75% LTV	43500	Annual Return on Money Left In	25.71%
Interest Rate	3.00%	Equity	21250
End Refinance Illustration			
Interest Only Monthly Payments	212.50	Target Offer For No Money Left In	48410
Total Outstanding Finance	63750	Little Money Left In(-£)vs Extra Cash Back(+£)	-
Interest Rate	4.00%		£9,590.00

The deal structure above is an example and the figures are based on our estimates. To ensure the conversion is possible, and the figures stack up, we can organise a property project development department surveys the property and provide finalised costings.

Queries

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

Tel. 0191 491 0344 option 2

Or email c.chalmers@nguhomesales.com

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