

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

53 Regency Avenue,
Middlesbrough,
TS6 0QH

PROPERTY DETAILS

53 Regency Avenue,
Middlesbrough,
TS6 0QH

OFFERS IN THE REGION OF
£188,000

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom house situated in the sought after area of Normanby

Type Of Home	Semi - Detached	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Rent	£750/PCM	Reception	1
Returns	£9,000	Area Sqft	1011 SQFT
Yield	4.8%		

PROPERTY IMAGES



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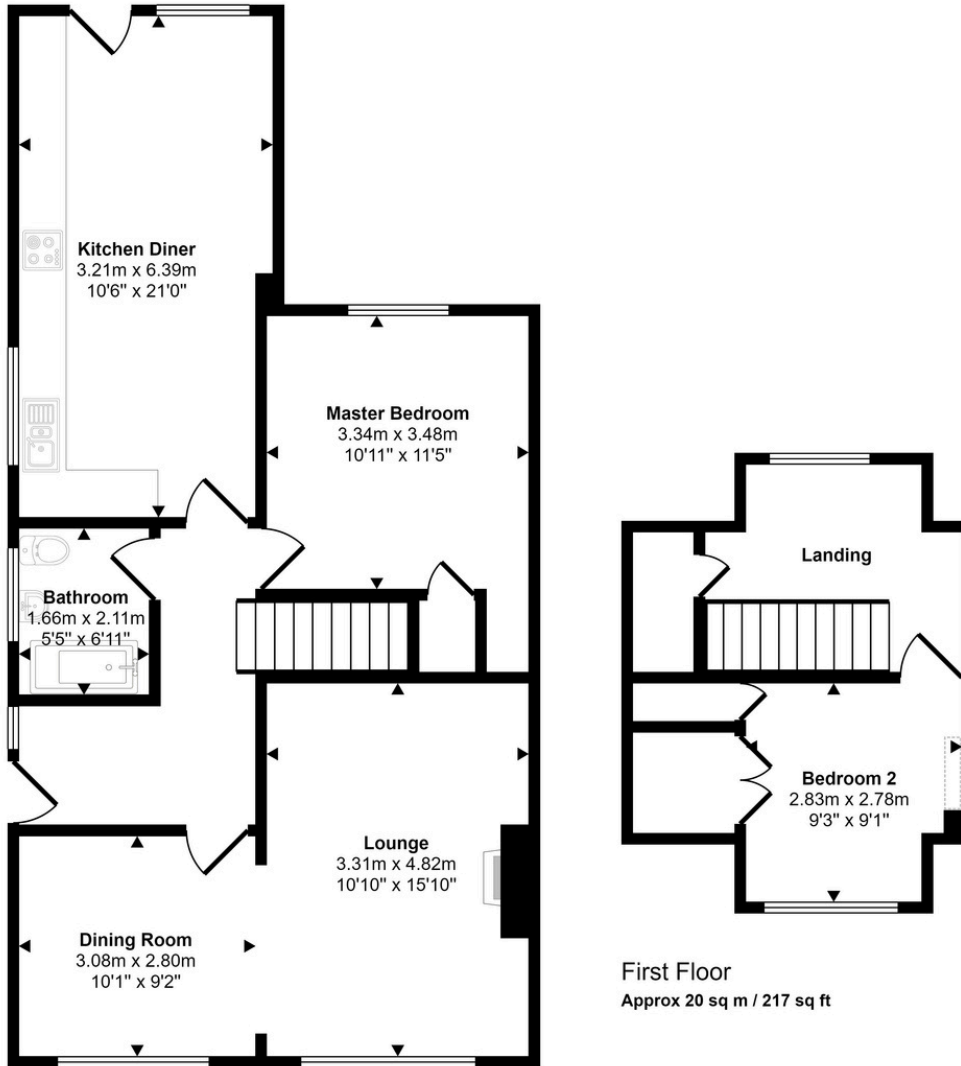


PROPERTY IMAGES




FLOORPLAN

Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 74 sq m / 793 sq ft

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT £750/PCM

Cash Purchase Investment/ Current Return = **4.8 % Yield**

Investment

House Purchase Price	£188,000
LBTT	£5,640
Legal Fees	£1,000
Total Investment	£194,640

Income

Annual Income	£9,000
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£9,000

BTL Mortgage Investment/ Current Return = **5.3 % Yield**

Investment

25% Of Purchase Price	£47,000
LBTT	£5,640
Legal Fees	£1,000
Total Investment	£53,640

Income

Potential Annual Income	£9,000
Less Mortgage Int	£6,486
Service Charge & Ground Rent	£0
Net Annual Income	£2,514

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £770/PCM

Cash Purchase Investment/ Current Return = **4.9% Yield**

Investment

House Purchase Price	£188,000
LBTT	£5,640
Legal Fees	£1,000
Total Investment	£194,640

Income

Annual Income	£9,240
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£9,240

BTL Mortgage Investment/ Current Return = **5.9% Yield**

Investment

25% Of Purchase Price	£47,000
LBTT	£5,640
Legal Fees	£1,000
Total Investment	£53,640

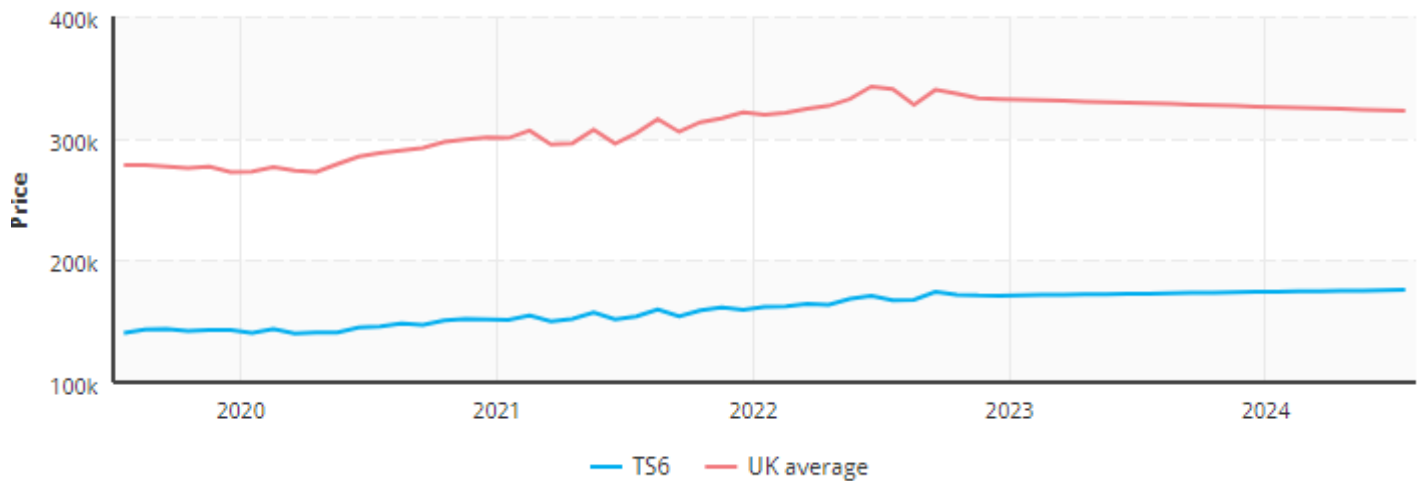
Income

Potential Annual Income	£9,240
Less Mortgage Int	£6,486
Service Charge & Ground Rent	£0
Net Annual Income	£2,754

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the TS6 Area In The Last 5 Years



Historically, House prices in the TS6 area have risen by 26%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **50.5%**

Cash Investment	£194,640
5 Year Income	£46,200
Potential Increase In Value (based off of CMV of £200k)	£52,000
House Price In 5 Years	£252,000 (conservatively)
Total Potential Return	£98,200

BTL Mortgage Investment/Potential Total Return **122.6%**

Cash Investment	£53,640
5 Year Net Income	£13,770
Potential Increase In Value	£52,000
Total Potential Return	£65,770

LOCAL SALES ACTIVITY



£230,000

Kensington Avenue, Normanby, Middlesbrough TS6

Distance: 0.06 miles



Semi-detached house / Freehold

An extended 4 bedroom semi-detached family home. Externally, this home hosts front and rear gardens, and also benefiting from a driveway leading to the garage.



£185,000

Guildford Road, Normanby, Middlesbrough TS6

Distance: 0.15 miles

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Semi-detached house / Freehold

A recently renovated three bedroom semi-detached home immaculate throughout. Externally this home benefits from front and rear gardens with a multiple car driveway leading to the garage.

Sale date:	Aug 2023	May 2011
Price:	£125,000	£123,000



£295,000

Hollywalk Close, Normanby, Middlesbrough TS6

Distance: 0.17 miles




Detached bungalow / Freehold

Substantial detached bungalow. Located in A quiet cul de sac in normanby. Hurry before it is gone! Entrance Porch (1.17m x 1.96m (3'10 x 6'5))Step into the ...

Sale date:	Nov 2006
Price:	£222,500

LOCAL LETTINGS ACTIVITY





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£800 pcm (£185 pw)

Blantyre Road, Middlesbrough TS6

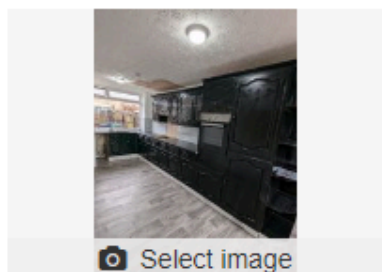
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 2  Bungalow Listed: 17 July 2024

Distance: 0.64 miles

** Zero Deposit Guarantee Available ** * deceptively spacious bungalow * highly desirable residential location * well presented throughout * well placed for local amenities and transport links * ... [Full details](#)



 Select image


£575 pcm (£133 pw)

Sedgebrook Gardens, Middlesbrough TS3

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 2  Terraced house Listed: 11 July 2024

Distance: 0.84 miles

Rent UK Property are pleased to offer this recently refurbished fully furnished property to rent in Middlesbrough.



 Select image

£500 pcm (£115 pw)

Conifer Close, Ormesby, Middlesbrough TS7

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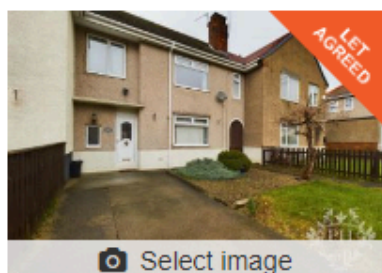



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 1  Flat Listed: 24 June 2024

Distance: 0.59 miles

We are pleased to welcome to the market this great condition ground floor 1 bedroom flat situated in a popular residential area and has the added benefit of allocated parking to the front of the ...



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£600 pcm (£138 pw)

Newton Close, Eston, Middlesbrough TS6

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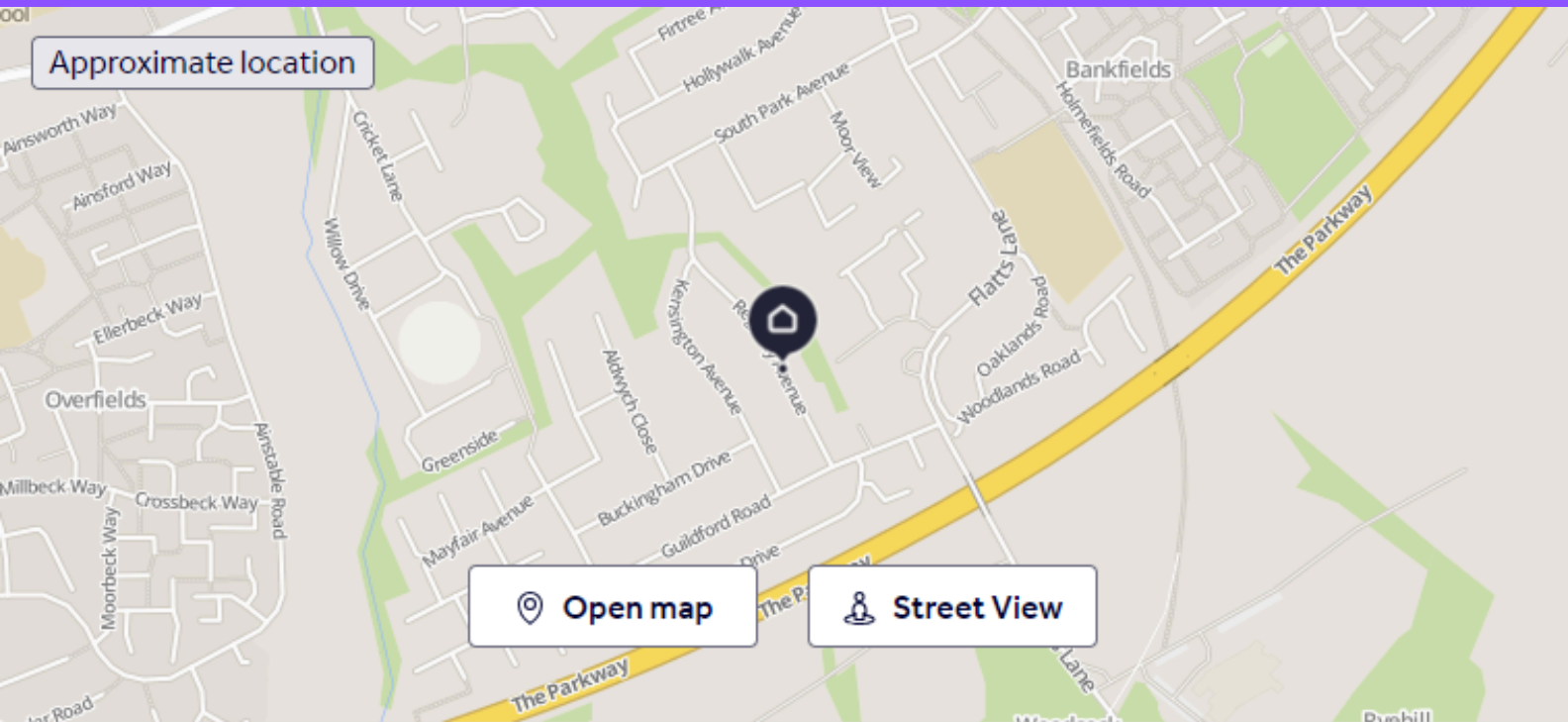
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 2  Terraced house Listed: 7 June 2024

Distance: 0.73 miles

Ph Estate Agents welcomes to the market this large two bedroom rental property in Eston! Book your viewing today ! Entrance (2.82m x 2.21m (9'3 x 7'3))Step ...





LOCAL SCHOOLS



Stations

Schools

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Normanby Primary School
State School Ofsted: Good | 0.2 miles |
|  Bankfields Primary School
State School Ofsted: Good | 0.5 miles |
|  Teesville Academy
State School Ofsted: Good | 0.8 miles |
|  Overfields Primary School
State School Ofsted: Good | 0.7 miles |

**SELL YOUR TENANTED
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Contact Information



0141 459 0575 (Scotland)
0161 524 1844 (England)



hello@sellyourtenantedproperty.co.uk



[sellyourtenantedproperty.co.uk](https://www.sellyourtenantedproperty.co.uk)

Head Office

Suite 4 Aspire Business Centre,
16 Farmeloan Road
G73 1DL

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