

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Eden Terrace, Morpeth, NE61

224943861





PROPERTY DESCRIPTION

Our latest listing is in
Eden Terrace, Morpeth, NE61

Rent currently agreed with tenant of **£550** per
calendar month which calculates to a **8.8%**
Gross Yield for investors.

This property has a potential to rent for **£717**
which would provide the investor a Gross Yield
of **11.5%** if the rent was increased to full
market rate.

**With a location that allows for easy access to
local amenities, and a space that has been
well kept, this property would be a reliable
addition to an investors portfolio.**

**Please read full legal pack for detailed
property information.**

**Don't miss out on this fantastic investment
opportunity...**



Eden Terrace, Morpeth,
NE61

224943861

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

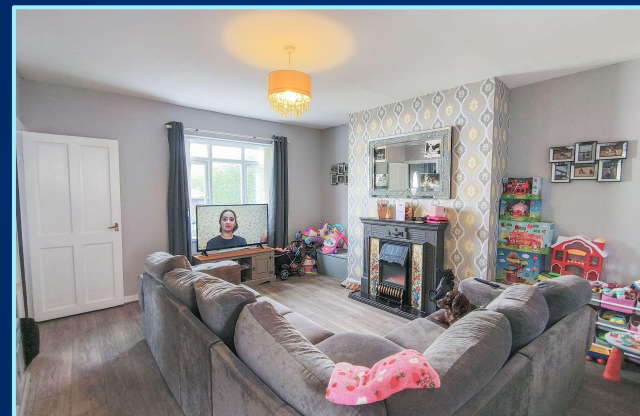
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £550

Market Rent: £717

Lounge



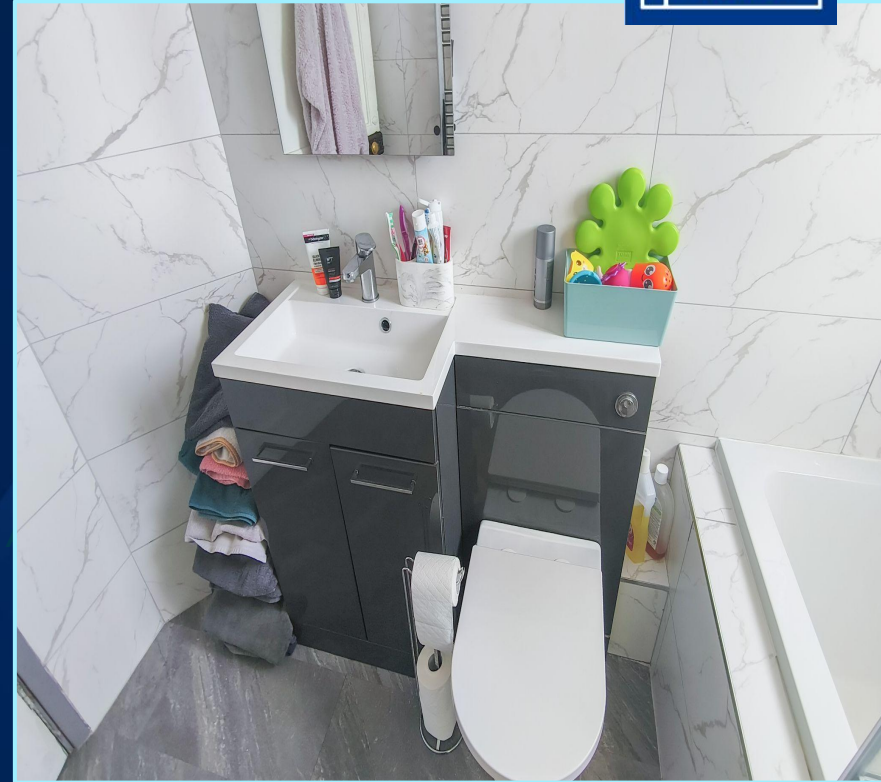
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£75,000

10% Deposit (£5,000 Minimum) **£7,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£13,500**

Purchase Balance **£67,500**

SDLT Charge **£3,750**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£72,250**

Your total all in costs would be ~£72,250 after taxes and fees based on a purchase price of £75,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £85,000.



3 bedroom terraced house for sale

[+ Add to report](#)

Guildford Square, Morpeth

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Apr 2023 to 31 Aug 2023 (147 days) by Rook Matthews Sayer, Ashington

£85,000



3 bedroom terraced house for sale

[+ Add to report](#)

Dalton Avenue, NE61

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Jun 2025 by Pure, Manchester

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our lettings team.



£750 pcm

3 bedroom terraced house

Eden Terrace, Lynemouth, Morpeth, NE61

NO LONGER ADVERTISED

Marketed from 26 Nov 2025 to 6 Dec 2025 (10 days) by OpenRent, London

+ Add to report



£725 pcm

3 bedroom terraced house

Neville Square, Lynemouth, Morpeth, Northumberland, NE61 5YH

CURRENTLY ADVERTISED

Marketed from 13 Aug 2026 by Pattinson Estate Agents, Ashington

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Eden Terrace, Morpeth, NE61

PROPERTY ID: 224943861

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.