

LET PROPERTY PACK

INVESTMENT INFORMATION

Murton Lane, Easington
Lane, Houghton Le Spring,
DH5

226966102

 www.letproperty.co.uk





Property Description

Our latest listing is in Murton Lane, Easington Lane, Houghton Le Spring, DH5

Get instant cash flow of **£650** per calendar month with a **14.2%** Gross Yield for investors.

This property has a potential to rent for **£1,238** which would provide the investor a Gross Yield of **27.0%** if the rent was increased to 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.

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



Murton Lane, Easington
Lane, Houghton Le
Spring, DH5

226966102



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,238

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 55,000.00

SDLT Charge	£2,750
Legal Fees	£1,000
Total Investment	£58,750

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,238

Returns Based on Rental Income	£650	£1,238
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£123.80
Total Monthly Costs	£80.00	£138.80
Monthly Net Income	£570.00	£1,099.20
Annual Net Income	£6,840.00	£13,190.40
Net Return	11.64%	22.45%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£10,714**
Adjusted To



Net Return **18.24%**



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 £70,000.

 <p>£70,000</p>	<p>3 bedroom terraced house for sale</p> <p>Store Terrace, Easington Lane</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 3 Mar 2021 to 23 Apr 2021 (50 days) by elopa, Sunderland</p>
 <p>£69,950</p>	<p>3 bedroom terraced house for sale</p> <p>+ Add to report</p> <p>Girven Terrace, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0JU</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 16 May 2024 to 18 Feb 2025 (278 days) by Pattinson Estate Agents, Houghton Le Sprir</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

3 bedroom house

+ Add to

King Charles Gardens, South Hetton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2026 to 6 May 2026 (86 days) by Bridgfords Lettings, Washington



£940 pcm

3 bedroom terraced house

Scholars View, Houghton Le Spring, County Durham, DH5

CURRENTLY ADVERTISED

Marketed from 5 Jun 2026 by Placefirst, Scholars View

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **8 years+**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

Murton Lane, Easington Lane, Houghton
Le Spring, DH5

PROPERTY ID: 226966102

Interested in this
property investment?

Call us on
0141 478 0985

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



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