

LET PROPERTY PACK

INVESTMENT INFORMATION

Gordon Terrace, Stanley,
DH9

227801477

 www.letproperty.co.uk





Property Description

Our latest listing is in Gordon Terrace, Stanley, DH9

Get instant cash flow of **£745** per calendar month with a **11.9%** Gross Yield for investors.

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...



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Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £745

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit £18,750.00

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £745 per calendar month

Returns Based on Rental Income	£745
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£74.50
Total Monthly Costs	£323.88
Monthly Net Income	£421.13
Annual Net Income	£5,053.50
Net Return	21.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,563.50**
Adjusted To

Net Return **15.16%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,928.50**
Adjusted To

Net Return **16.72%**

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 £89,995.



£89,995

2 bedroom terraced house for sale

Church Street, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2025 to 24 Nov 2025 (115 days) by Sylvester Properties, Stanley

+ Add to report



£89,950

2 bedroom terraced house for sale

Sylvia Terrace, Shield Row, Stanley

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2023 to 8 Nov 2023 (104 days) by David Bailes, Stanley

+ Add to report

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 letting team at **Let Property Management**.



£750 pcm

2 bedroom semi-detached house

+ Add to report

Wear Road, Stanley, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jan 2026 to 26 Jan 2026 (19 days) by Sylvester Properties, Stanley



£750 pcm

2 bedroom terraced house

+ Add to report

Twizell Lane, Stanley, County Durham, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2022 to 30 Jul 2025 (1175 days) by A J P Property Services, Gateshead

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: **Moved in within the last 2 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.



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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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