

LET PROPERTY PACK

INVESTMENT INFORMATION

Tyne Road East, Stanley,
DH9 6NF

227147617

 www.letproperty.co.uk





Property Description

Our latest listing is in Tyne Road East, Stanley, DH9 6NF

Get instant cash flow of **£995** per calendar month with a **6.3%** 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

3 bedrooms

2 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £995

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



The monthly rent of this property is currently set at £995.00 per calendar month is

£ 995



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



Returns Based on Rental Income	£995.00
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£99.50
Total Monthly Costs	£705.13
Monthly Net Income	£289.88
Annual Net Income	£3,478.50
Net Return	5.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,488.50**
Adjusted To

Net Return **2.52%**

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



Annual Net Income **£643.50**
Adjusted To

Net Return

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 £185,000.

 £185,000	<h3>3 bedroom detached house for sale</h3> <p>Wooler Drive, Middle Farm, Stanley</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 18 Nov 2024 to 24 Jan 2025 (66 days) by David Bailes, Stanley</p>	+ Add to report
 £179,995	<h3>3 bedroom semi-detached house for sale</h3> <p>Tyne Road East, Stanley, County Durham, DH9 6PZ</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 25 Apr 2026 to 19 Jun 2026 (54 days) by Gleeson Homes (Tyne and Wear)</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom detached house

+ Add to report

Kates Gill Grange, The Middles, Stanley, County Durham, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2024 to 19 Nov 2024 (40 days) by Sylvester Properties, Stanley



£950 pcm

3 bedroom detached house

+ Add to report

Rivers Walk, Stanley, County Durham, DH9






NO LONGER ADVERTISED

Marketed from 5 Mar 2026 to 16 Apr 2026 (41 days) by Homenow, All Saints

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: **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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