

LET PROPERTY PACK

INVESTMENT INFORMATION

Burnside Avenue, Cramlington, NE23

222038387











Property Description

Our latest listing is in Burnside Avenue, Cramlington, NE23

Get instant cash flow of £675 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £913 which would provide the investor a Gross Yield of 10.1% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Burnside Avenue, Cramlington, NE23



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £913

222038387

Lounge







Kitchen







Bedrooms









Bathroom









Exterior









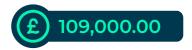
Initial Outlay





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£27,250.00**

SDLT Charge £5,450

Legal Fees £1,000.00

Total Investment £33,700.00

Projected Investment Return





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





Returns Based on Rental Income	£675	£913
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.50	£91.30
Total Monthly Costs	£423.13	£446.93
Monthly Net Income	£251.88	£466.08
Annual Net Income	£3,022.50	£5,592.90
Net Return	8.97%	16.60%

Return Stress Test Analysis Report





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

Annual Net Income

£3,766.90

Adjusted To

Net Return

11.18%

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

Annual Net Income

£3,957.90

Adjusted To

Net Return

11.74%

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 £129,950.





£120,000

3 bedroom detached house for sale

Owen Brannigan Drive, Cramlington

NO LONGER ADVERTISED

Marketed from 3 Nov 2020 to 3 Nov 2020 by Rook Matthews Sayer, Forest Hall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

Admiral Way, Killingworth, NE12

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2025 to 17 Oct 2025 (34 days) by Simple Life, National





£1,365 pcm

3 bedroom house

Pinetree Drive, Killingworth, NE12

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2025 to 3 Sep 2025 (22 days) by Simple Life, National

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



Current term of tenancy: **Moved** within the last 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



Burnside Avenue, Cramlington, NE23



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.