

LET PROPERTY PACK

INVESTMENT INFORMATION

Windermere Crescent,
Houghton Le Spring, DH4
7DH

227285329

 www.letproperty.co.uk





Property Description

Our latest listing is in Windermere Crescent, Houghton Le Spring, DH4 7DH

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **7.6%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £731

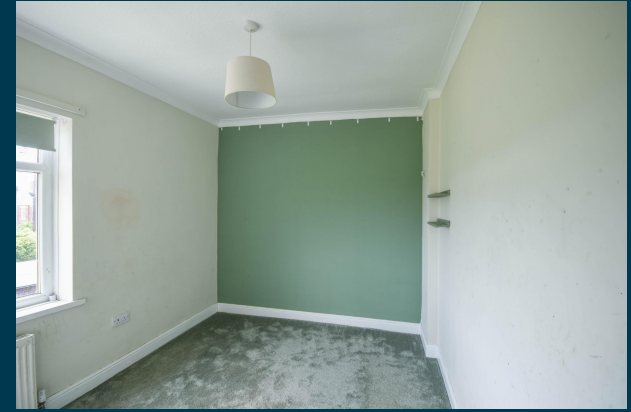
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 731

Returns Based on Rental Income	£650.00	£731.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£73.10
Total Monthly Costs	£439.38	£447.48
Monthly Net Income	£210.63	£283.53
Annual Net Income	£2,527.50	£3,402.30
Net Return	7.12%	9.58%

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 **£1,940.30**
Adjusted To

Net Return **5.47%**

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

Annual Net Income **£1,677.30**
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 £110,000.



£110,000

3 bedroom semi-detached house for sale

+ Add to report

Avondale Avenue, Houghton le Spring, DH4

CURRENTLY ADVERTISED

Marketed from 3 Jun 2026 by Riverside Residential Property Services, Washington



£109,950

3 bedroom semi-detached house for sale

+ Add to report

The Harbour, Houghton Le Spring, Tyne and Wear, DH4 7DF

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2024 to 22 Nov 2024 (114 days) by Pattinson Estate Agents, Houghton Le Spring

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

+ Add to report

South Burn Terrace, New Herrington, Houghton Le Spring, Tyne and Wear, DH4

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2025 to 30 Jan 2026 (56 days) by Reeds Rains, Chester le Street



£695 pcm

3 bedroom semi-detached house

+ Add to report

Millers Hill, Houghton Le Spring

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 10 Mar 2026 (40 days) by Safe & Secure Properties, Houghton Le Spring

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 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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Spring, DH4 7DH

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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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