

# 3 BEDROOM MID TERRACE STOCKTON ON TEES TS23



**LINGVO 24**  
Multilingual Investment and  
Business Assistance Centre

**PGNETWORK**  
PARTNER GROUP NETWORK



## SUMMARY

- 3 Bedroom Mid Terrace
- Purchase Price - £88,000
- Market Value-£110,000
- Discount - £22,000 (20%)
- Tenanted at - £550 pcm
- Market Rent - £700 pcm



Call for details  
**+442045774046**

## WHAT ARE YOU BUYING?



Freehold 1 x 3 bedroom



mid terrace 1 x bathroom 1





x Reception



## DESCRIPTION

- 1 x 3 bedroom semi detached
- 1 bathroom
- Tenanted
- Freehold
- Purchase Price - £88,000
- Market Value - £110,000
- Tenanted - £550 pcm
- Market Rent - £700 pcm
- Close to local amenities
- In popular and well-established residential area

# Comparable

**Hastings Way, Billingham**

**Terraced** 3

0.66 miles



**\*\* VERY WELL PRESENTED THROUGHOUT \*\*** Refurbished to a very high standard with a new kitchen, new decor and new floor coverings

Added on 22/11/2024 by Drummonds Estate Agents, BILLINGHAM

**£725 pcm**  
£167 pw

drummonds 01642 056914  
Local call rate

Contact Save

**Knole Road, Billingham, TS23 3BE**

**Semi-Detached** 3 1

0.22 miles

For Sale With The Advantage Of No Onward Chain & Vacant Possession! Nestled in the charming Knole Road, Billingham, this

Reduced on 14/11/2024 by Harper and Co Estate Agents, Teesside

**£120,000**  
Offers in Excess of

Harper & Co 01642 030494  
Local call rate

Contact Save

# Financials

## DEAL ASSESSMENT

### BUY TO BRIDGE

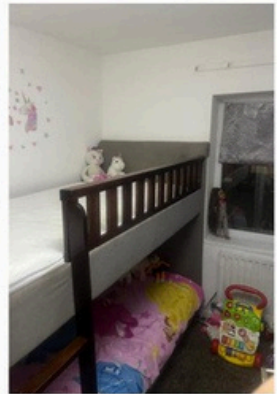
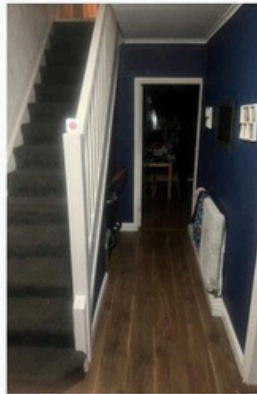
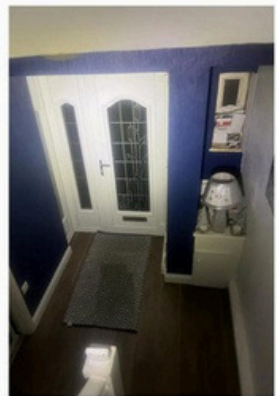
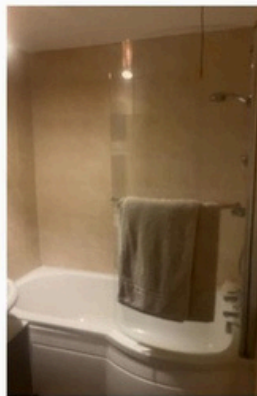
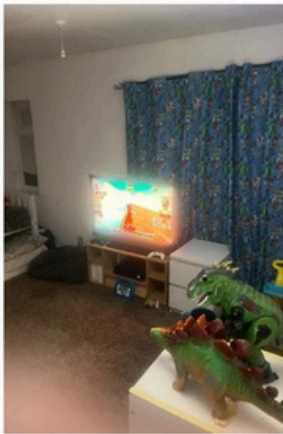
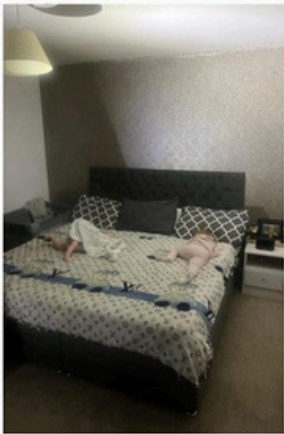
|                               |   |           |
|-------------------------------|---|-----------|
| Total Initial Investment Cost | £ | 28,000.00 |
| Bridge monthly Cashflow       | £ | 12.78     |
| 6 months of bridge costs      | £ | 3,433.32  |

### MORTGAGE REFINANCE INFORMATION (REFINANCING)

|                                |   |           |
|--------------------------------|---|-----------|
| Refinanced monthly cashflow    | £ | 322.03    |
| Cash Out From Refinancing      | £ | 16,500.00 |
| Money Left in Deal             | £ | 11,500.00 |
| Months Before No Money Left in |   | 36        |
| Return on Capital Employed     |   | 33.60%    |
| Gross Yield                    |   | 9.55%     |
| Net Yield                      |   | 7.98%     |



# Photos



# Floorplan

423 sq.ft. (39.3 sq.m.) approx.



477 sq.ft. (44.3 sq.m.) approx.

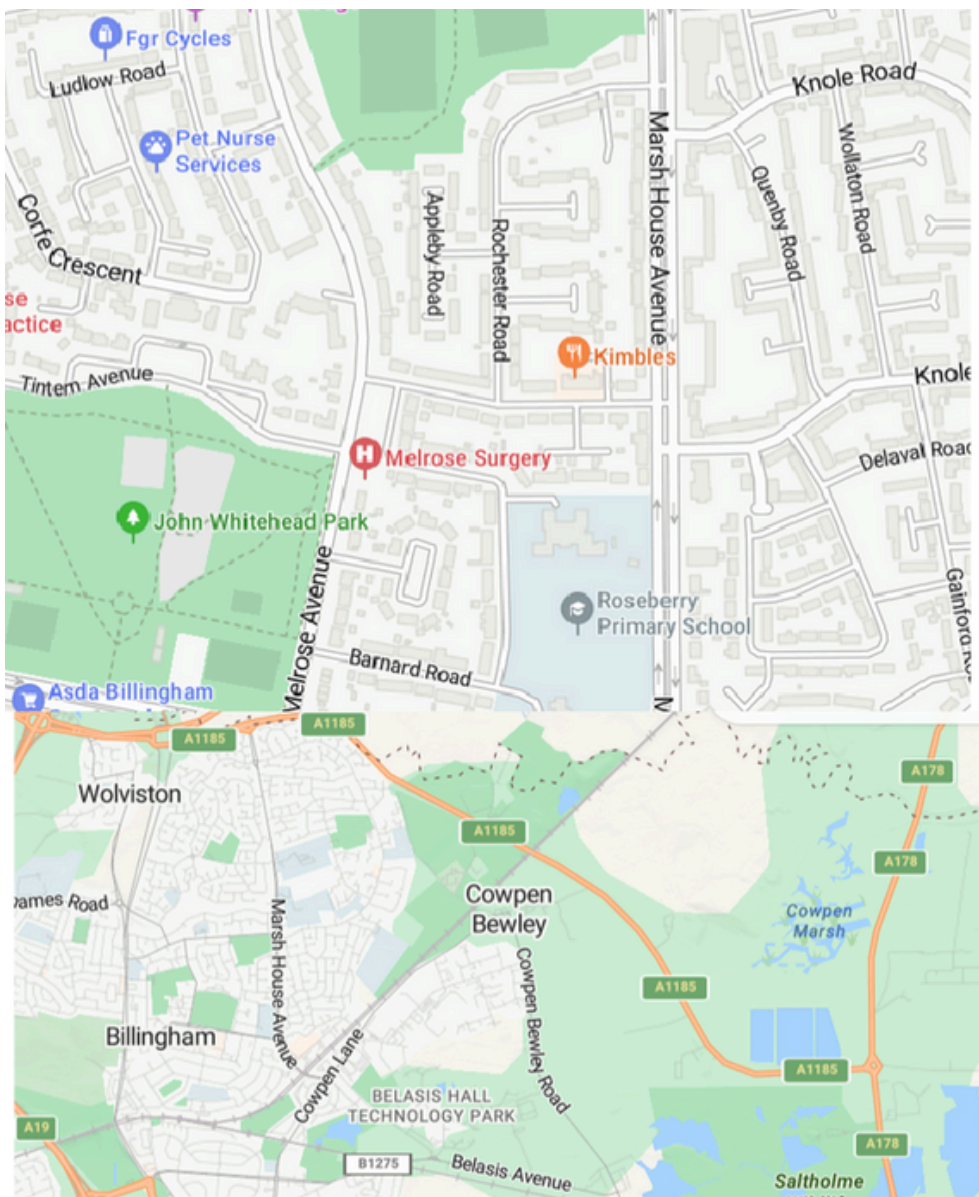




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# LOCATION



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Ombudsman**

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