



PROPERTY INFORMATION PACK

Ford Terrace, Ferryhill, DL17 0JG

10% Rental Yield

Purchase Price £39,500

Additional Cost £26,900

Sales Fee £3,000

TOTAL: £69,400

Expected Cash Flow from 6 yr Lease!

£550.00pcm = £6,000pa

Refurbished, Tenanted, High Yield

To speak to our property specialists call

01483 663001





6 yr Lease with Red Supported Living, a Community Investment Company

Benefits of RSL

- 6 years Guaranteed Rent as per terms of the agreement
- They pay the council tax and gas / electric throughout the period
- Property returned in same condition as given except fair wear and tear
- They normally take out another lease at the end of the first one.
- Tenants are well supported and visited regularly and the property has full CTV which is monitored 24 hours per day in every house, in every room except for the bathroom.
- They have their own maintenance managers who deal with most issues

Red supported houses need additional work on top of our usual refurb quality which is detailed below and included in the quoted costs.

- Fire Doors on every room
- Oven and hob in Kitchen
- Emergency Lighting in every room
- Power in the loft and Additional Power sockets at ceiling level for every room
- Keypad locks on bedrooms
- Additional security on the front and back doors.



Property Key Features

- 2 Bedrooms, 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property

Refurbishment Work Includes:

- Kitchen & bathroom refurbishment
- Roof check
- Gas & Electric Certificates
- EPC C following refurb
- Redecoration.
- 6 Month warranty to cover any snagging issues following refurbishment

Investment Information

Initial Outlay

Price	£39,500
Additional Costs	£26,900
Deposit	£3,000
SDLT (5% for 'additional properties only')	£0
Solicitors (approx.)	£1,400
Selective License	£0

Total Buy Cost: £70,800

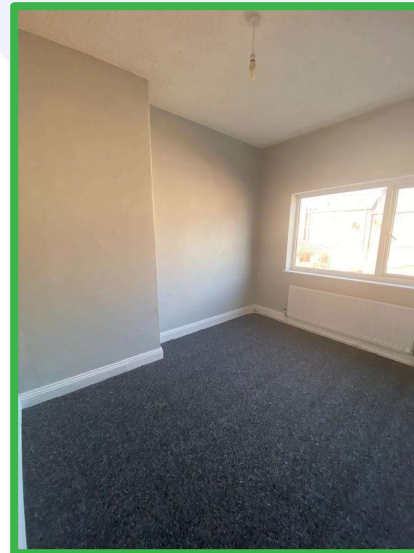
Projected Return

Rental Income	£6,300
Management Fee	£792
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £5,494

Net Rental Yield: 7.8%

Some of the photos used are examples of what the property will look like after refurbishment



Comparables

4 Ford Terrace, Chilton, Ferryhill, DL17 0JG

Last sold Oct 2025

£56,000

Oct 2003

£24,500

Jun 2003

£13,500



Mid terrace house



2



1

Freehold

72

£96,999

Sold: March 2026



21 Arthur Street, Chilton, Ferryhill, County Durham, DL17 0PZ



Sold 24 December 2025

£83,999



28 Raby Terrace, Chilton, Ferryhill, DL17 0JD

£87,999

Sold: September 2025

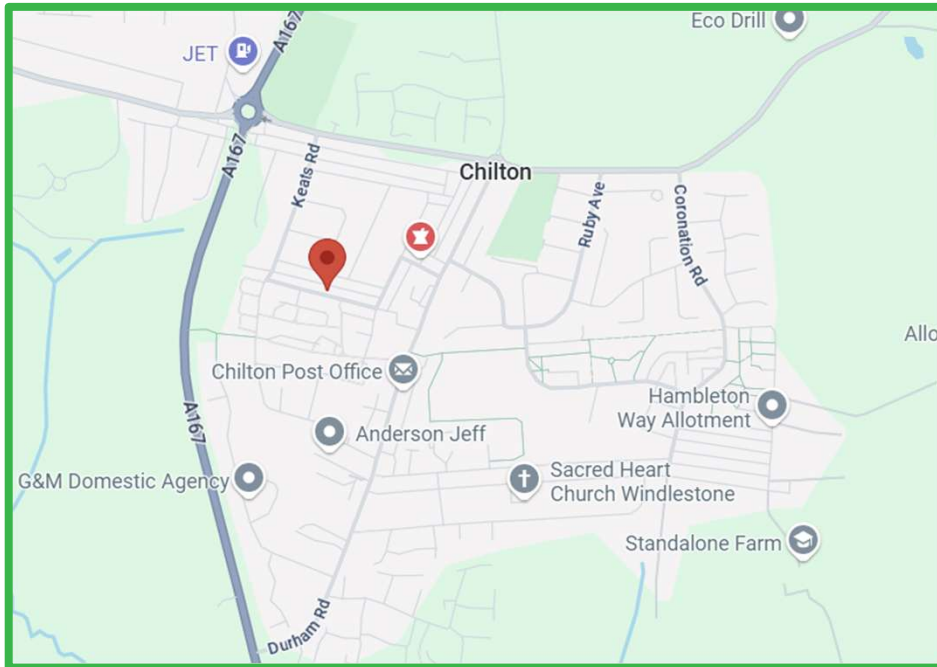


48 Albert Street, Chilton, Ferryhill, County Durham, DL17 0QA



Why Chilton?

Chilton is a town in County Durham with a population of about 4000. It is situated a few miles to the east of Bishop Auckland and a short distance to the south of Ferryhill, on the A167. There are regular bus services to Ferryhill, Spennymoor, Durham, and other towns and cities within the county, such as Hartlepool and Darlington.



Chilton has a primary school, two supermarket, a post office, a public house, a Sports and Social Club, an NHS healthcare centre, dentist, public library, two churches and a Catholic club that serves as a WMC as well as a polling station for the Sedgefield constituency at election times. It also has four take-away restaurants and a convenience store.

There is a local recreation area with swings, slides and climbing apparatus and a skatepark plus a football ground and an all-night automatically lit basketball court



Why ReadyLet?

Over the past 20 years we have built up a network of trusted, knowledgeable, property professionals who have in-depth local knowledge in the North East to select the right properties for you. We have enormous experience as distance Landlords living in the South of England, while investing in the North East.

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 12% return to Landlords. We provide our investors with the best service and advice available, and help throughout the entire process.

Our properties have been carefully selected for their potential to generate high rental income, then are refurbished and tenanted at our own cost, providing investors with an effortless way to grow their wealth.

What we offer...

- Tenanted, high-yield properties (up to 11% gross yields)
- Properties refurbished to Durham Decent Homes Standard, with all costs included in the price
- 6 month warranty on all refurbishment works
- No sourcing fees and no hidden charges – what you see is what you get
- Trusted Lettings Management – we will put you in contact with one of our local trusted management agents, ensuring rent collection and ongoing property management at competitive prices.
- Hands-free, end to end investment experience





What our customers say...

SF **Stephen Fish** 13 Mar 2025
GB • 1 review

★★★★★ ✓ Verified

I think readylet has given me the...

I think readylet has given me the opportunity to acquire properties in the North East at an excellent price and the comfort of knowing they will be well managed as well

Date of experience: 13 March 2025

DP **David Penman** 13 Mar 2025
GB • 3 reviews

★★★★★ ✓ Verified

Satisfied investor

I have been an investor with ReadyLet for over five years. Gill, Keith and Kim give great personal service and are a pleasure to deal with. I am impressed particularly by the fact that they will always answer the phone, or call back, and always respond to emails promptly.

Date of experience: 13 March 2025

HA **Hayley** 19 Dec 2024
GB • 17 reviews

★★★★★

Investment Opportunity

We bought a property in 2022 but due to personal reasons have needed to sell and Readylet have made this a stress free process. When we purchased the property, a tenant had already been identified and so there was nothing for us to do and so a really 'hands off investment.

Date of experience: 19 December 2024

MP **mustaq patel** 6 Mar 2025
GB • 6 reviews

★★★★★ ✓ Verified

world class customer service ...

The Team at ready let are always there to help and assist whenever I have had problem or issue they have always been there to sort it out nothing is to much trouble because of this I have bought multiple property's from them

Date of experience: 06 March 2025



Get in Contact

To arrange a call to discuss this property, or others we have available, email

info@readylet.co.uk

with a time that suits you.

Alternatively call us directly on **01483 663001** to speak to our property specialists.

We look forward to hearing from you.

Our office opening hours are Monday – Friday 9am – 5pm