



# PROPERTY INFORMATION PACK

**£81,999**

**10% Rental Yield**

Edwin Street, Sunderland, SR4 6RD

2 Bedroom, Freehold, Mid-Terrace Property

Fully Refurbished, High Yield

**Expected Cash Flow**

**£650.00pcm = £7,800pa**

To speak to our property specialist's call

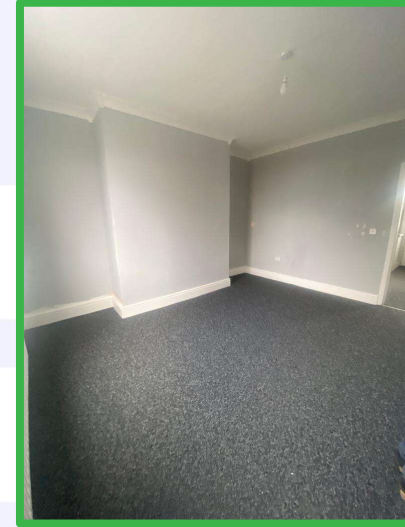
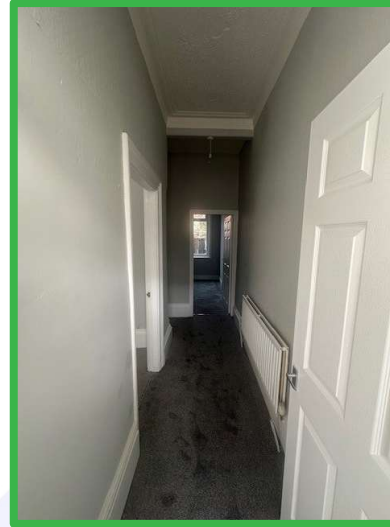
**01483 663001**



## Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Freehold property
- All new certificates
- New EPC will be done following the refurbishment
- 6 Month Warranty following the refurb
- Great location close to University, train station & hospitals

Please note that pictures are examples of the finished property





## Investment Information

### Initial Outlay

Price	£39,999
Additional Costs	£39,000
Sales Fee	£3,000
SDLT (5% for 'additional properties only)	£0
Solicitors (approx.)	£1,400
Selective License	£0
<b>Total Buy Cost:</b>	<b>£83,399</b>

### Projected Annual Return

Rental Income	£7,800
Management Fee	£936
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £6,550**

**Net Rental Yield: 8%**

### Projected 5 year Return

Net Rental Income	£32,750
Property Price Increase (28%)	£23,352

**Return on Investment: 67%**



# Comparables

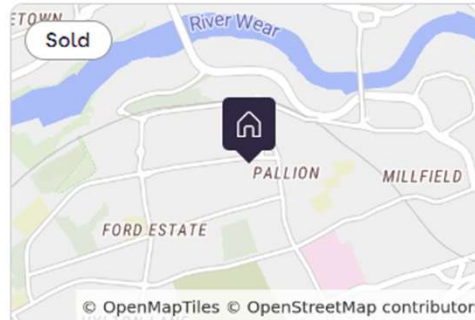


Sold 19 April 2024

**£79,950**



24 Edwin Street, Sunderland, SR4 6RD



Sold 14 February 2025

**£86,000**



13 Edwin Street, Sunderland, SR4 6RD



Sold 13 October 2025

**£97,000**



11 Stratfield Street, Sunderland, SR4 6RB

**2, Enfield Street,  
Sunderland SR4 6SE**



Terraced 2 Freehold

Today [See what it's worth now](#)

3 Oct 2025 £73,950

26 Jan 2001 £28,000

No other historical records.

**8, Oxford Square,  
Sunderland SR4 6PQ**



Terraced 2 Freehold

Today [See what it's worth now](#)

1 Oct 2025 £102,000

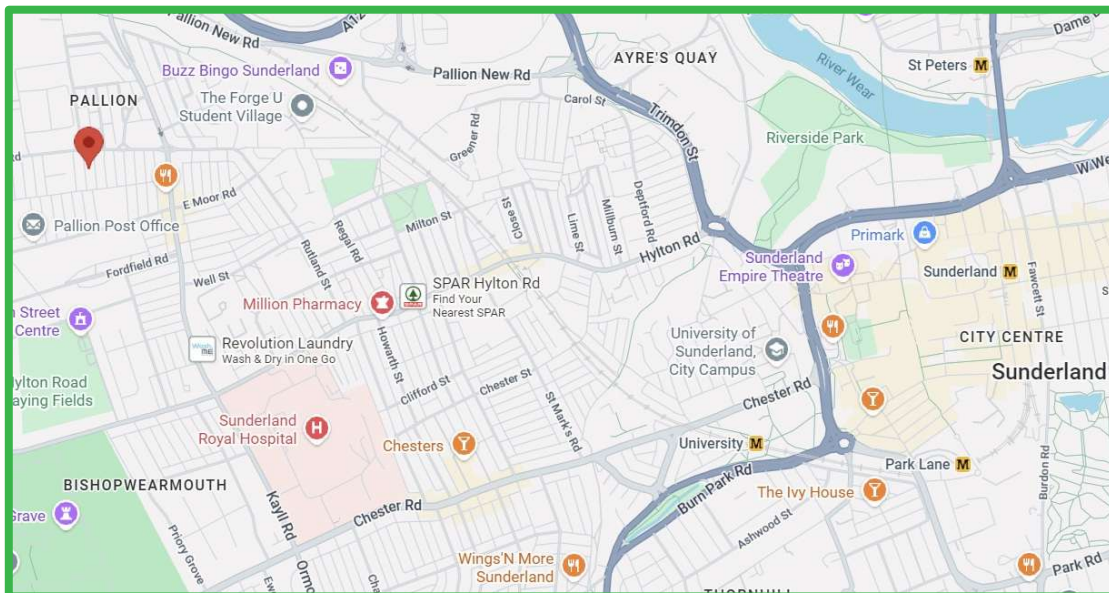
13 May 2013 £80,000



## Why Sunderland?

Sunderland is located in the County of Tyne and Wear, in the North East of the country. Sunderland provides the perfect mix of city, countryside and seaside living. Sunderland's population is around 280,000 people and has a reputation as a small and friendly city.

Sunderland is famous for its rich maritime history, once playing the role of shipbuilding capital of the world. The city's shipyards have played vital roles in building some of the world's most well-known vessels including RMS Titanic.



With a huge choice of things to do in Sunderland including; Herrington Country Park – a sprawling green space with walking trails, a boating lake and kids play area, Roker and Seaburn Beaches are essential visits too. Sunderland is also home to many restaurants and shops both in the city centre and along the seafront.

Edwin Street is under 2 miles to Sunderland train station, and the university and about ½ mile to Sunderland Hospital as well as having easy access to shops and schools and entertainment.



## Why ReadyLet?

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 11% return to Landlords.

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.

Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing property investors with an effortless way to grow their wealth.

We provide our buyers with the best service and advice available, and help throughout the entire process.

- Tenanted, high-yield properties (9-11% gross yields)
- Properties refurbished to Durham Decent Homes Standard with 6-month warranty on all refurbishment works
- Peace of mind with no surprises or 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...

“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 ...

★★★★★ by mustaq patel

Rated 4,6 / 5 | 137 reviews

★ Trustpilot

“Excellent service from start to finish. ReadyLet is the way to go for hassle free investment ”

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews

★ Trustpilot

“Great company, honest and upfront – Ive invested in 2 properties with Readylet, both purchases went through smoothly. Great company, honest and upfront, Kim and Gill and Glynn have all been great, all queries answered ...

★★★★★ by Stuart Ray

Rated 4.5 / 5 | 132 reviews

★ Trustpilot

“Definitely Recommend! – Absolutely amazing team! They have helped me grow my portfolio seamlessly and couldn't do enough to assist me through every step. Would highly recommend Gill, Keith, Tessa, Kim, Jen and the whole of the ...

★★★★★ by R Chawda

Rated 4.4 / 5 | 129 reviews

★ Trustpilot



## Get in Contact

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

[info@readylet.co.uk](mailto: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