



PROPERTY INFORMATION PACK

£53,000

10% Rental Yield

Barwick Street, Easington, SR8 3SA

2 Bedroom, Freehold, Mid-Terrace Property

Tenanted, High Yield

Expected Cash Flow

£420pcm = £5,040pa

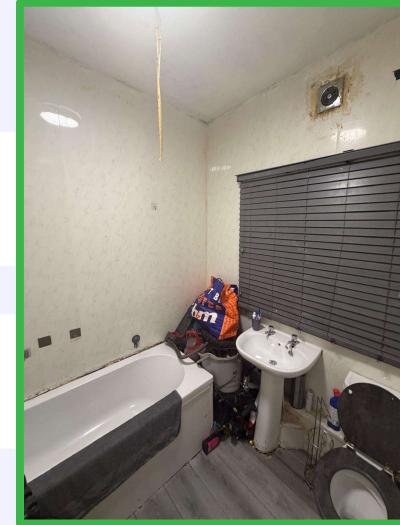
To speak to our property specialist's call

01483 663001

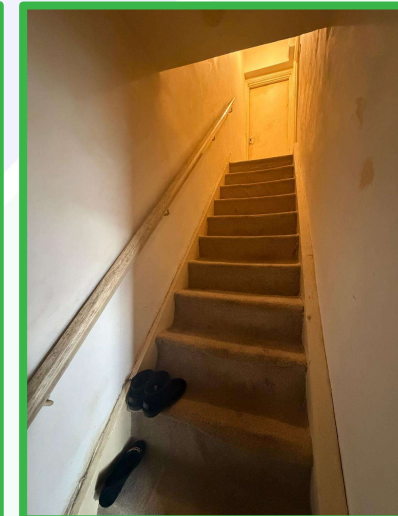
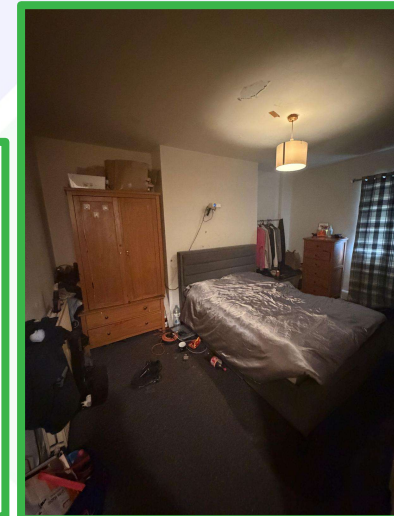


Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Freehold property
- Let to long term happy tenants since 2018
- Will be getting repair to the flat roof, new back door and paint where necessary.
- Will come with our 6 month refurbishment warranty.
- EPC D (65 so only 4 points off a C)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Investment Information

Initial Outlay

Price	£50,000
Additional Costs	£0
Sales Fee	£3,000
SDLT (5% for 'additional properties only)	£2,500
Solicitors (approx.)	£1,400
Selective License	£0
Total Buy Cost:	£56,900

Projected Annual Return

Rental Income	£5,040
Management Fee	£605
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £4,121

Net Rental Yield: 7.2%

Projected 5 year Return

Net Rental Income	£20,606
Property Price Increase (28%)	£15,932
TOTAL 5yr Return:	£36,536

Return on Investment: 64%

Comparables

Rightmove reports that house prices around SR8 3SA have an overall average of £54,920 over the last year.

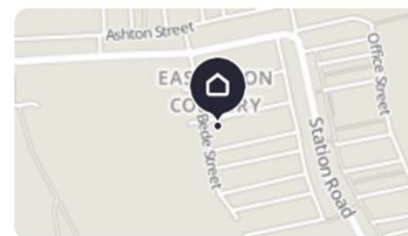
20, Station Road, Peterlee SR8 3SD

Terraced 2 Freehold




25, Bradley Street, Peterlee SR8 3SB

Terraced Freehold



£53,000
Sold: October 2025



21 Bradley Street, Peterlee, County Durham, SR8 3SB



Why Hartlepool?

Easington is a village on the east coast of County Durham with a population of about 7k. Originally developed around the coalmines, Easington Colliery was the last pit to close on the Durham Coalfields in 1993. It is located near the A19, which travels north to Seaham and Sunderland as well as south to Peterlee and Stockton-on-Tees.

It is only 2 miles from the new train station that has opened up in Horden in 2020. Horden railway station on the Durham Coast Line, runs between Seaham, Sunderland and Newcastle to the North and Stockton and Middlesbrough via Hartlepool. This train station has improved transport links, offering new commuting and leisure possibilities and providing further opportunity for economic growth.



Easington has a number of useful local shops, and the nearby town Peterlee has a busy town centre with Castle Dene Shopping Centre with over 80 retail shops and services, including Argos, Asda, Boots, Iceland, Lidl, McDonalds and many independent retailers. There are 22 schools rated good and 1 excellent in a 3 mile radius.

The picture above is of Seaside Lane looking East provided by Chris Heaton, CC BY-SA 2.0

The picture to the left is of the park and the sea beyond from Google.



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



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

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews



“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



“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





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