

# PROPERTY INFORMATION PACK

**£70,000**

Canon Cockin Street, Sunderland,  
SR2 8PL

3 Bedroom, Freehold, Bungalow  
Refurbished, High Yield



**Expected Cash Flow**  
**£600.00pcm = £7,200pa**

## Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Freehold bungalow
- Rental Income £600pm
- Easily rentable
- Electric upgrade
- New central heating system
- New carpet and flooring
- New bathroom
- Redecoration
- New kitchen

## Investment Information

### Initial Outlay

Price	£70,000
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only')	£3,500
Solicitors (approx.)	£1,400
Selective License	£0

**Total Buy Cost: £74,900**

### Projected Return

Rental Income	£7,200
Management Fee	£864
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £6,022**

**Net Rental Yield: 8%**



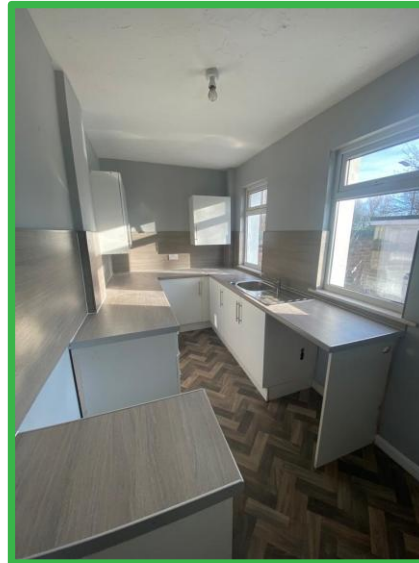
## Projected 5 Year Return

Net Rental Income	£30,110
Property Price Increase (28%)	£19,600

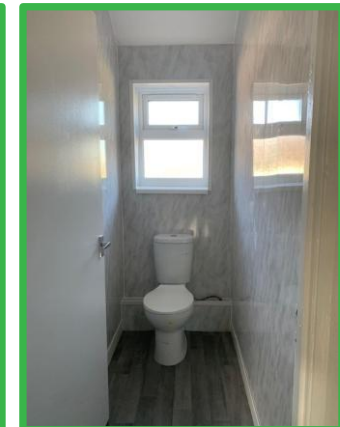
<b>TOTAL</b>	<b>£49,710</b>
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<b>ROI</b>	<b>66%</b>
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Please note that the pictures used are examples of how the rooms will look following refurbishment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

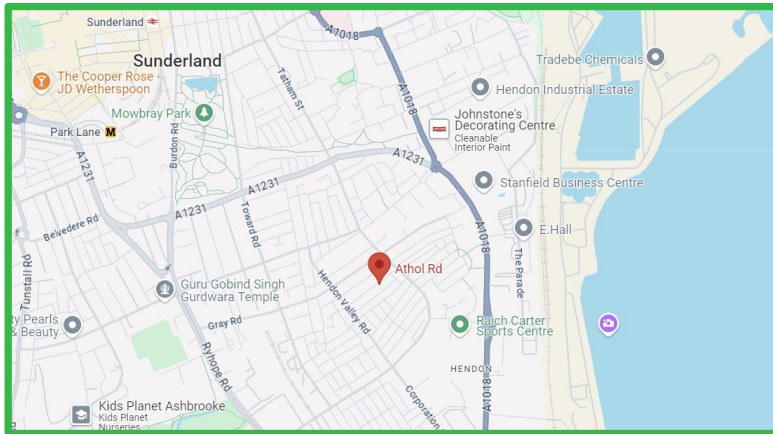




# Why Sunderland?

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.



## Comparables

89, Hastings Street, Sunderland SR2 8SW

 Terraced  3  Freehold

Today



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

5 Mar 2025



£73,000

11 Jan 2012



£50,000

No other historical records.





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.

We specialise in providing high yielding, tenanted properties in the North East of England, giving up to 13% 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**

GB • 1 review

13 Mar 2025



✓ 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**

GB • 3 reviews

13 Mar 2025



✓ 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**

GB • 17 reviews

19 Dec 2024



### 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**

GB • 6 reviews

6 Mar 2025



✓ 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](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