



PROPERTY INFORMATION PACK

£62,000

11% Rental Yield

17 Avon Street, Easington

SR8 3PX

3 Bedroom, Freehold, End Terrace
Refurbished, High Yield

Expected Cash Flow

£550pcm = £6,600pa

To speak to our property specialists call

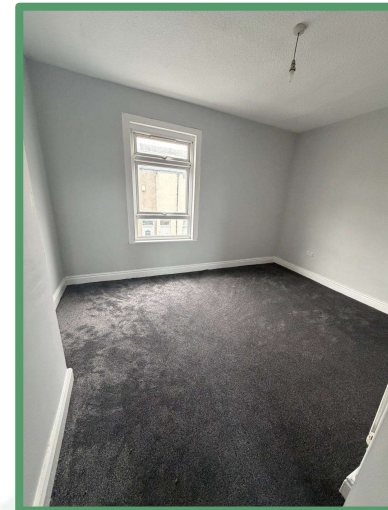
01483 663001

- 3 Bedrooms
- Fully Refurbished to include:
 - New Kitchen
 - New Bathroom
 - Redecoration
 - New Flooring / Carpets
 - New Windows
- EPC D

The refurbishment will be completed and the property tenanted within one month of completion.

We will ensure that this property meets or exceeds the [Durham Decent Homes Standard](#) and current [Selective licensing conditions \(durham.gov.uk\)](#) and will provide a warranty to cover any snagging issues on works carried out, free of charge within your first 6 months of ownership.

Property Key Features



*Please note that the photographs show an example of what the property will look like following the refurbishment



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Initial Outlay

Price	£62,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£3,100
Solicitors (approx.)	£1,400
Selective License	£565

Total Buy Cost: £67,065

Investment Information

Projected Annual Return

Rental Income	£6,600
Management Fee	£634
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £5,652

Net Rental Yield: 8.4%

Projected 5 year Return

Net Rental Income	£28,262
Property Price Increase	£17,360
TOTAL	£45,622

Return on Investment: 76%

Comparables

Rightmove reports that the majority of properties sold around Avon Street during the last year were terraced properties, selling for an average price of £68,018

Properties for sale nearby



£73,000

2 1 1

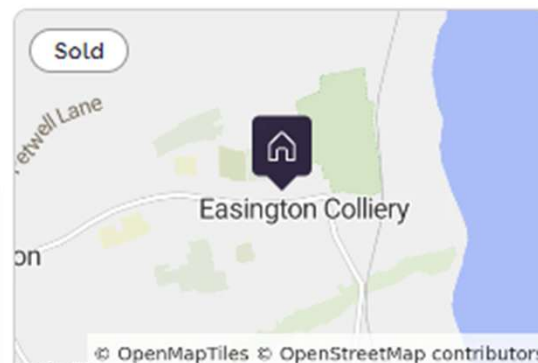
2 bed terraced house for sale
Allan Street, Easington Colliery,
Peterlee SR8



Offers in region of **£65,000**

2 1 1

2 bed terraced house for sale
Byron Street, Peterlee SR8

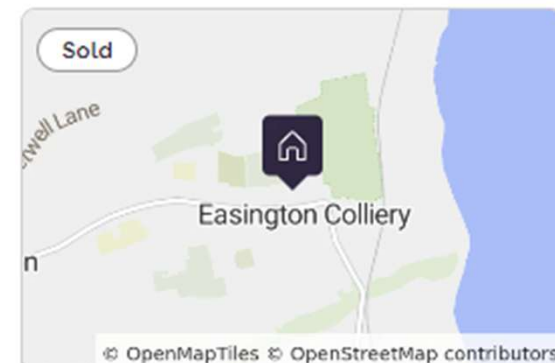


Sold 31 July 2025

£65,683

3 1 1

6 Angus Street, Peterlee, SR8 3PZ



Sold 5 March 2026

£76,999

2 1 1

12 Anthony Street, Peterlee, SR8 3QB

Why Easington?

Easington is another village on the east coast of County Durham with a population of about 7,000. 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 and south to Stockton-on-Tees and Peterlee. It is only 2 miles from the new train station that opened in Horden in 2020.

Horden railway station on the Durham Coast Line runs between Seaham, Sunderland and Newcastle to the south and Stockton and Middlesbrough via Hartlepool. The 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 of Peterlee has a busy town centre with Castle Dene Shopping Centre with over 80 retail shops and services.

There are 22 schools rated 'good' and 1 'excellent' within a 3 mile radius.



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.

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.

Why ReadyLet?

- 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





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Next Step – Lets Connect!

To arrange a call to speak to one of our Property Specialists, and find out how we can help you invest in high yield rental property in the North East of England.

Please email [**info@readylet.co.uk**](mailto:info@readylet.co.uk)

Or call us on **01483 663001**

We look forward to speaking with you soon!

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