PROPERTY INFORMATION PACK

£49,000

10% Rental Yield

Barwick Street, Easington, SR8 3SA

2 Bedroom, Freehold, Mid-Terrace Property

Tenanted, High Yield

Current Cash Flow

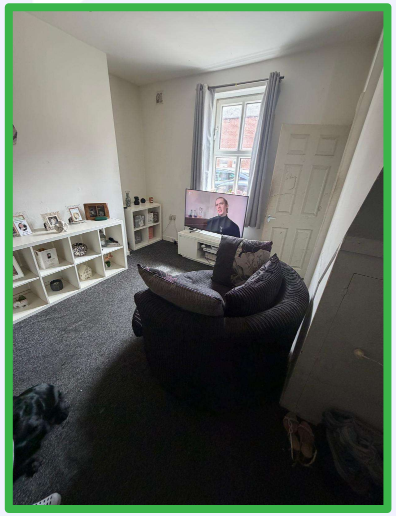
£425pcm = £5,100pa

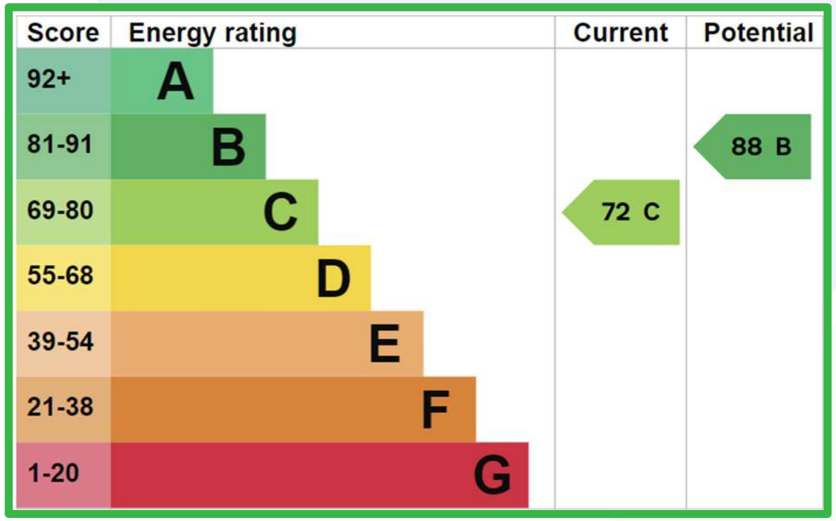
To speak to our property specialist's call

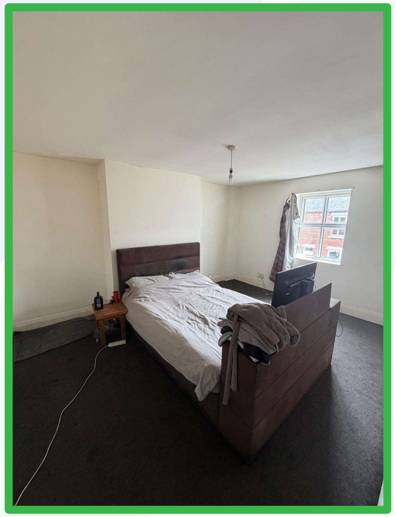
01483 663001

Property Key Features

- 2 Bedrooms, 1 Bathroom
- Existing tenant in situ
- We will ensure that this property meets or exceeds the Durham Decent Homes Standard and the current Selective licensing conditions(durham.gov.uk)
- We will provide a warranty to cover any snagging issues on these items free of charge within your first 6 months of ownership.
- EPC C







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Investment Information

Initial Outlay

Price	£49,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£2,450
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	**£53,415**

Projected Annual Return

Rental Income	£5,100
Management Fee	£612
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0
Net Annual Income:	**£4,174**
Net Rental Yield:	**7.8%**

Projected 5 year Return

Net Rental Income	£20,870
Property Price Increase (28%)	£13,720
TOTAL 5yr Return:	**£34,590**

Return on Investment: 65%

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

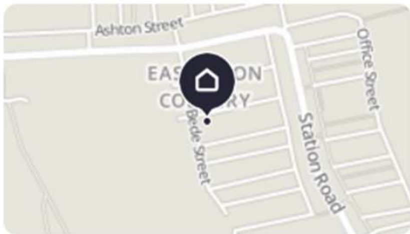
Terraced 2 Freehold

Today	See what it's worth now
5 Jun 2025	£59,000
26 Oct 2022	£55,000

25, Bradley Street, Peterlee SR8 3SB

Terraced Freehold

Today	See what it's worth now
22 May 2025	£51,000
11 Jun 2021	£48,500
	View +6 more



£53,000

Sold: October 2025

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

Why Easington?

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.

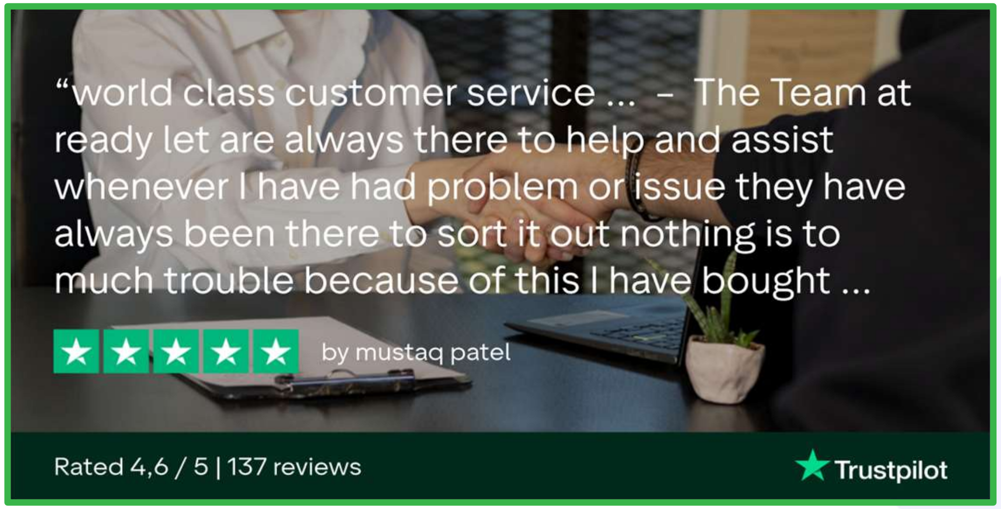
Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing property investors with an effortless way to grow their wealth.

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

READY LET

What our customers say...



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

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