

# PROPERTY INFORMATION PACK



**£79,000**

10% Rental Yield

Sedgefield Terrace, Fishburn, TS21

3 Bedroom, Freehold, Mid-Terrace Property

Refurbished, Tenanted, High Yield

To speak to our property specialists call

**01483 663001**

**Expected Cash Flow**

**£650.00pcm = £7,800pa**

## Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- Market rent £650pcm
- Refurbishment work being carried out
- EPC rating C
- Electrics Upgrade
- 6 months warranty on refurbishment



## Investment Information

### Initial Outlay

Price	£79,000
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only')	£3,950
Solicitors (approx.)	£1,400
Selective License	£0

**Total Buy Cost: £84,350**

### Projected Return

Rental Income	£7,800
Management Fee	£936
Insurance (approx.)	£250
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £6,500**

**Net Rental Yield: 7.7%**



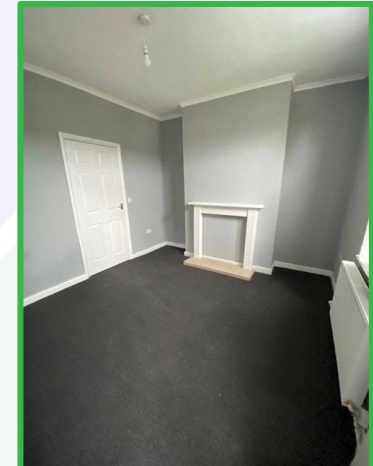
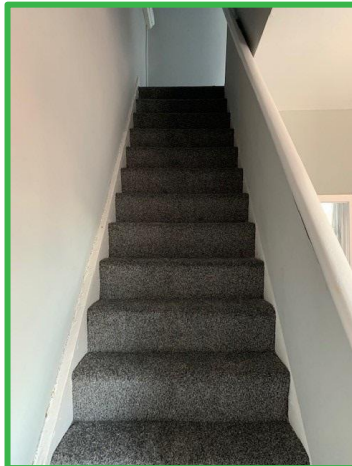
## Projected 5 Year Return

Net Rental Income	£30,110
Property Price Increase (28%)	£22,120

<b>TOTAL</b>	<b>£52,230</b>
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<b>ROI</b>	<b>62%</b>
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Please note that the pictures below are examples of how the property will look on completion of the refurbishment



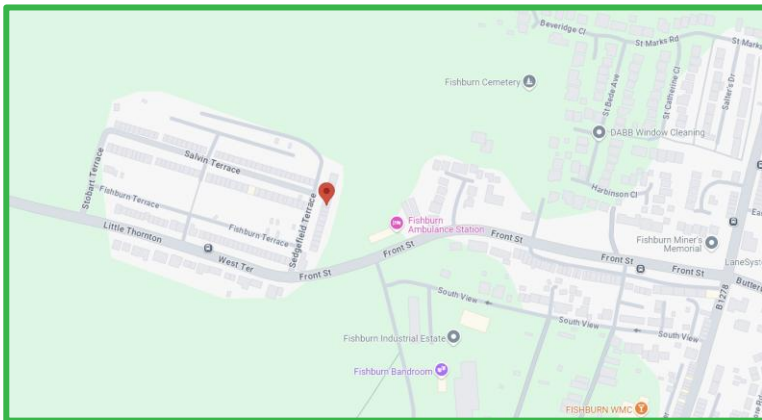


# Why Fishburn, Stockton-on-Tees?

Fishburn is a village in County Durham, North East England, situated 12 miles from Hartlepool.

Fishburn is home to the Fishburn Brass Band, originally started by local miners as the Fishburn Colliery Welfare Band in the 1950s. This band has won several high-profile contests, including the Scottish Open Champion and the Durham County Brass Band League.

Fishburn appeared in the BBC TV series 'Who Do Think You Are? Featuring Tamzin Outwhaite, whose Great Grandfather owned an ice cream shop on Chaytor Terrace.



Nearby Stockton-on-Tees is a market town in County Durham, England, Stockton began as an Anglo-Saxon settlement on high ground next to the northern banks of the River Tees.

Stockton town centre has the widest high street in the UK, home to the Town Hall, dating from 1795. The largest outdoor market in North East England takes place outside the Town Hall every Wednesday and Sunday. A new shopping centre was opened in 2001, housing 46 shop units, alongside retail units, Stockton town centre is also home to a variety of services, including; banks, building societies, travel agents, post office and cafes.

## Comparables

7 Sedgefield Terrace, Fishburn, Stockton-on-Tees, TS21 4AE

Last sold Jun 2025

£83,999

Oct 2003

£28,500

Aug 1997

£14,000



Mid terrace house



2



1



1

Freehold

79 sqm



See what it's worth today →



# Why ReadyLet?

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.

ReadyLet Properties specialises 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