



Guide to Selling your Property

TOP TIPS FOR SELLING YOUR HOME



DEPERSONALISE

Depersonalise your home. Store away as many of your possessions as you can tolerate; namely family photos, books and ornaments. This will help prospective purchasers envisage them living in the property.



DEFINE EACH ROOM

Make sure each room has a defined purpose, which will open purchasers up to the property's full potential. Obsolete dining rooms, with the addition of a sofa bed can be presented as guest bedrooms and/or TV rooms. Box rooms can be used as compact studies.



DECORATE

Painting and cleaning is an effective way of ensuring purchasers linger in the property and go away with a positive impression. Clever colour schemes can brighten dark spaces and warm up cold areas.



CURB APPEAL

Curb appeal is a very American term, but applies the world over. First impressions do count and simple things like making sure the grass is cut and the hedges are trimmed will make purchasers feel welcome. To make a real difference painting the front door and window sills will really enhance the property.



SHOWCASE YOUR GARDEN

Gardens are a real selling point; they are fun recreational spaces that don't follow the same constraints as the more functional rooms in a house. Small courtyards can easily be enhanced by a power house, some potted plants and a splash of colour. Larger gardens are an easier sell, just ensure the grass is cut, the hedges are trimmed back and any paths are clear of moss and weeds.



FOCUS ON THE KITCHEN

Done right kitchens photograph really well. Their importance can't be understated and are the focus of much scrutiny from purchasers. Changing the doors is a cost effective way to transform a dated kitchen. Clear counter tops to a large degree, leaving space for attractive appliances, such as stylish coffee machines and snazzy toasters. These items help sell a lifestyle.



DEEP CLEAN ALL BATHROOMS

Unless a bathroom is exceptional, chances are it won't photograph well. Generally these spaces are too small and a camera won't do them justice. However don't ignore them; a dirty bathroom can be turn purchasers off. Consider steam cleaning all the tiled area's and invest in a colourful shower curtain.



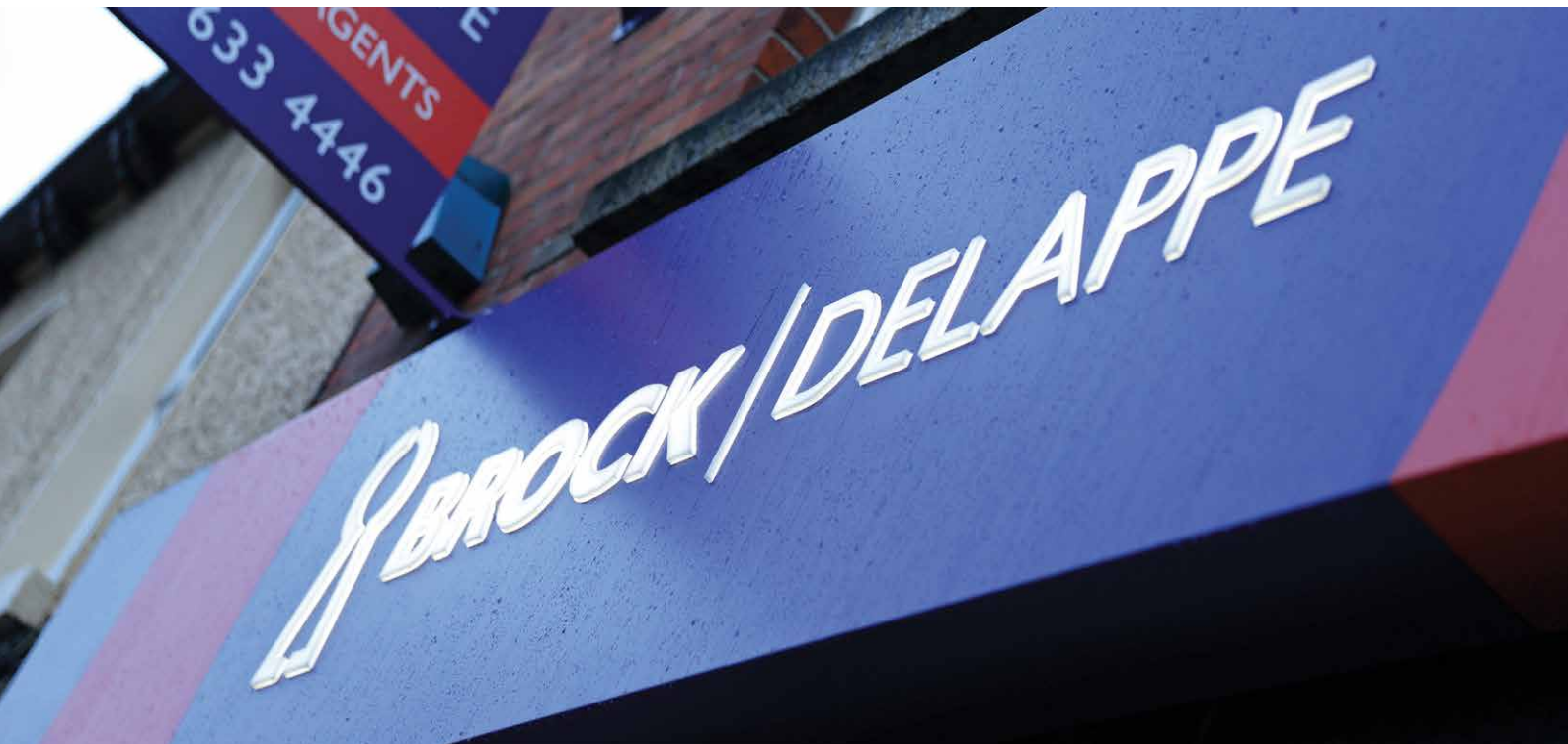
USE A PROFESSIONAL PHOTOGRAPHER

After you've put in a lot of hard work to stage your home the last thing you want is for poor quality photographs to render all your efforts to be in vain. Professional photography will ensure the property is marketed to its full potential.



FLOOR PLANS

Floor plans are more effective than a list of dimensions; most people won't be familiar with room sizes whilst everyone can understand a floor plan. It will help people understand the flow of the house and the potential of different configurations.



CALL US ON 01 633 4446

WE'LL HELP MAXIMISE YOUR RETURN