

Top Tips For Selling Your Home

The best advice when your selling your home is to ensure that is shown off to its full potential. This does not necessarily mean that you have to spend money, merely to consider what a buyer is going to think. By observing a few simple rules and creating the right first impression you can maximise your home's value and hopefully speed up the selling process

General

- Give your home a basic spring clean prior to showing people round ensuring windows are washed
- Remove unwashed clothing from rooms and remove clothing from radiators and racks.
- If you have animals, remove litter trays or ensure they are clean if possible, remove pets from the house or at least, keep them outside (some people do not like animals).
- Remove papers and clutter from floors, table tops etc.
- If carpets are stained arrange for them to be cleaned or hire a carpet cleaner.
- Illuminate dark rooms even during daytime viewings.
- Use side lighting to give a cosy appearance or to illuminate a dark room
- Make sure your home smells good but do not go crazy with air freshener, instead try a more subtle approach such as potpourri, fresh flowers or pop a vanilla pod in a low temperature oven.
- All curtains and blinds should be open to let in maximum light.
- Check the thermostat to ensure that the house is at a comfortable temperature.
- Fresh flowers and plants look good whatever the season

Living Room

- Do not have the TV on, gentle background music is far more relaxing.

Kitchen

- Clear all clutter from worktops – it will give the appearance of being more streamlined and spacious.

Bedroom

- Ensure all beds are made
- Put all clothes in wardrobes
- Tidy children's rooms, but not obsessively – it's still a family home

Top Tips For Selling Your Home ... Continued

Bathrooms, Cloakrooms and En-Suites

- Towels should be fresh and clean

Sinks, baths and floors should be freshly cleaned

- Replace any worn or discoloured items such as mats or shower curtains

Exterior

- Ensure all windows are clean and paint is not peeling
- Any exterior lights should be working and if dark, switched on
- Clear debris from outside drains
- Make sure that your house number is visible
- Remove cobwebs from door and window frames

Gardens

- Make sure grass is freshly cut and that edges are neat
- Tidy up and remove any rubbish lying in the garden
- Remove all weeds, particularly from paths/driveways
- Repair any damage to fences or walls, and ensure they have been recently painted or treated
- Cut back any overgrown trees, hedges or shrubs, particularly any covering doors or windows
- Tidy up the garage and maximise shelving or roof space for storage
- In winter use pots and containers to add a splash of colour and interest

First impressions are what matters so make your home look as appealing as possible. It should look light, attractive and welcoming. Be friendly and relaxed even if your desperate to sell do not be negative about the house or area mention the benefits of living there. Be honest about running costs – have utility bills to hand to show prospective buyers. Never talk about money leave that to Halton Kelly.