

# at home



WITH MICHELLE GALLAGHER

May

NEWSLETTER

2022

DESIGN TRENDS  
THIS SPRING

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WHAT COSTS ARE  
INVOLVED IN  
SELLING YOUR HOME?

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MARKET STATS  
APRIL 2022

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MAY HOME  
MAINTENANCE TIPS

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# SPRING DESIGN TRENDS

## *to watch for*

- **TEXTURES**

interiors will be big on texture. Look for many natural materials layered in living areas of homes.

- **BRINGING NATURE INDOORS**

Connect to nature indoors and outdoors. Focus will be on clean lines, layered textures and natural colors in living spaces.

- **FORM FITTING LIGHTING FIXTURES**

Lighting fixtures will be beautiful in form with function. Lighting will have visual interest, while lighting corners and shadows on items of interest.

- **WOOD TONES ARE IN**

People have been drawn to light wood tones for a couple of years, and now we are seeing all tones of woods being of interest.

- **ORGANIC NEUTRAL PAINT TONES**

Neutral paint with a hint of color create a canvas of interest and yet maintains a sense of tranquility.



## *possible costs*








### ASSOCIATED WHEN SELLING YOUR HOME

- THE ESTATE AGENT COMMISSION
- A VALID EPC
- CONVEYANCING FEES
- ANY HOME REPAIRS TO HELP MAXIMISE VALUE
- SURVEY FEES FOR THE NEXT PROPERTY
- CAPITAL GAINS TAX ( IF AN INVESTMENT)
- REMOVAL FEES
- ANY EARLY REPAYMENT FEES ON YOUR MORTGAGE

## A SELECTION OF OUR LATEST NEW LISTINGS IN MAY

ADDRESS	BED	BATH	LIST PRICE
ULLSWATER ROAD, FREEHOLD.	3	1	£240,000
SALISBURY ROAD, MARSH.	2	1	£140,000
WOLSLEY STREET, FREEHOLD.	2	1	\$£175,000
LEYBURN ROAD, BEAUMONT.	3	1	£200,000
BORDER COURT, THE WILLOWS	2	1	£140,000
HORNBY CT, BEAUMONT PARK.	3	2	£165,000
PEEL AVENUE, SKERTON	3	1	£190,000
GRANGE STREET, BARE	3	1	£255,000
GERRARD STREET, MARSH.	3	1	£125,000
RUTLAND AVENUE, BOWERHAM.	3	1	£225,000

## MARKET STATS *April* 2022

						
NEW LISTINGS	SOLD STC	AVERAGE PRICE PER SQFT	12 MONTH INCREASE	AVE PROPERTY PRICE	AVG. DAYS ON MARKET	CURRENT MARKET
105	89	£192	3.4%	£165,200	37	SELLERS

## LATEST SOLD RESULTS

ADDRESS	BED	BATH	DAYS ON MARKET	SALE PRICE
PORTLAND STREET.	3	1	32	£285,000
COLCHESTER AVENUE	4	1	9	£285,000
GREEN STREET	3	1	29	£110,000
ASHWOOD COURT	2	1	6	£112,000
COULSTON ROAD	4	1	7	£250,000
REDCAR ROAD	3	1	48	£246,000
WESTBOURNE ROAD.	4	2	3	£375,000
SALFORD ROAD	3	3	3	£230,000
WILLIAMSON ROAD	2	1	5	£135,000
CLARENCE STREET.	2	1	8	£165,000

## MAY HOME MAINTENANCE

*tips*



- ✓ CHECK YOUR OUTDOOR LIGHTING
- ✓ CHECK PATIO & PATHWAYS FOR CRACKS
- ✓ CHECK, REPAIR AND PAINT FENCES
- ✓ PLANT YOUR BEDDING PLANTS
- ✓ START YOUR LAWN MAINTENANCE
- ✓ CLEAN YOUR WINDOWS INSIDE AND OUT

These maintenance tips will help you get out and enjoy the beautiful spring weather that May has to offer.

# *living* LOCAL

## 4 FUN THINGS TO DO IN LANCASTER THIS MAY

- Go to Highest Point Festival at Williamson Park - 12th May - 15th May
- Visit Lancaster Festa Italia - Across the city centre - 21st -29th May
- Watch Gary Barlows and Tim Firths Calendar Girls at The Grand - 10th-14th May
- Join in the Lancaster Park Run - every Saturday in Williamson Park at 8.30am