



June

NEWSLETTER

2022

GET YOUR HOME
SUMMER
READY

3 WAYS TO BRING BACK
THAT HOLIDAY LOOK TO HELP
YOUR HOME SELL

MARKET STATS
MAY 2022

JUNE HOME
MAINTENANCE TIPS

at home

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sales & lettings

3 ways to bring back that holiday look! *to help sell your home!*

The holidays are here. Many of us are jetting off to warmer climates stopping in luxury hotels and holiday villas. From our holiday we post photo's of our accommodation, the blue skies, the beautiful flowers, the dinners we enjoy in fab restaurants online. We do it in the hope our friends interact with us, liking our posts and telling us how fab it all looks. We all want our holidays to be perfect. We spend so much time planning and saving for it. Just like we do when we house hunt. Many of the principles are similar. Let's pinch some of those ideas and inject that holiday feeling into our home

- **The first impression**

First impressions count. It's the moment you clap your eyes on the accommodation you are stopping in. It's the excitement you feel. In the hotel, it's the entrance foyer. Think about the attention to detail. The presentation. The cleanliness. Now transfer that to your home. Consider your kerb appeal. Think about the first room your buyers will see. Think like a hote

- **Your hotel room**

How much attention did you give to your accommodation when booking your holiday? Did you pour over photos for hours? Would you have booked your chosen hotel if the pictures showed crumpled bedding? How about if the room was cluttered? Apply this same principle to your rooms at home. Get them photo ready!

- **Blue Skies**

Would you really book that holiday in the Med if all the photos you saw were of wet, dark gloomy skies? I think not! A blue sky has the ability to transform a photo. It enhances our moods. It makes us feel so much better and makes everything look so more appealing. Wherever possible you want a blue sky photo on your property details!

GET YOUR HOME READY FOR SUNSHINE *this summer*

- HANG FAIRY LIGHTS IN THE GARDEN
- REFRESH YOUR INDOORS WITH FRESH FLORALS
- DISPLAY FRESH FRUITS IN VASES TO GIVE YOUR KITCHEN A ZEST VIBE
- DECLUTTER YOUR WORKSURFACES
- OPEN THE BLINDS AND CURTAINS TO LET THE SUNSHINE IN
- REFRESH YOUR CANDLES TO A SUMMERTIME SCENT
- CHANGE YOUR BEDDING TO A LIGHT SUMMER PATTERN
- CHANGE CUSHIONS ON YOUR SOFA FOR A VIBRANT SUMMER LOOK

A SELECTION OF NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
VALE ROAD, LANCASTER.	3	1	£180,000
LOW MILL, CATON	1	1	£130,000
CEDARWOOD PLACE	4	2	£425,000
PERTH STREET, MOORLANDS	2	1	£130,000
LINCOLN ROAD, FAIRFIELD	2	1	£145,000
COLCHESTER AVENUE,	4	2	£390,000
VERNON PARK, GALGATE	3	2	£265,000
STANSEY AVENUE, HEYSHAM	3	1	£235,000
REGENT STREET, LANCASTER	5	3	£490,000
ST MARGARETS ROAD, BARE	6	3	£375,000

LANCASTER MARKET STATS

May 2022

NEW LISTINGS	SOLD LISTINGS	AVG PRICE PER SQUARE FOOT	12 MONTH INCREASE	AVERAGE PROPERTY PRICE	AVG. DAYS ON MARKET	CURRENT MARKET SELLERS
84	86	£193	3.3%	£165,837	31	SELLERS

SOME OF MAYS SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
PARK ROAD, .	2	1	10	£175,000	£185,500
AINSDALE CLOSE	3	1	13	£220,000	£225,000
BROADWAY	2	1	11	£105,000	£105,000
HEYSHAM MOSSGATE	4	3	22	£250,000	£250,000
BARTON ROAD	3	2	4	£325,000	£325,000
RUTLAND AVENUE.	3	1	5	£250,000	£260,000
HEST BANK LANE	2	1	24	£235,000	£230,000
ASHFIELD AVENUE	4	1	15	£315,000	£335,000
CAMPBELL DRIVE	3	2	26	£280,000	£275,000
HAMPTON ROAD	3	1	42	£135,000	£130,000



JUNE HOME MAINTENANCE *tips*

- ✓ WEED YOUR GARDEN
- ✓ TIDY THE GARAGE
- ✓ KEEP THE LAWN CUT
- ✓ POWER WASH THE PATIO / DECK
- ✓ CLEAN OFF THE PATIO FURNITURE
- ✓ FIX ANY BROKEN FENCE PANELS

Use these tips to get out and enjoy your home's outdoor spaces and summer sun this June.



living LOCAL

7 GREAT PLACES TO DINE OUT IN LANCASTER

- Buccelli's for the freshest pasta
- Quite Simply French for the best Steak Frites
- The Quaterhouse for our favourite brunch
- Cafe Dolce for afternoon tea with friends
- Coffee and Cake at The Hall
- Fine dining in a unique setting at Merchants 1688
- Superb sharing boards at The Sun Hotel