

August

NEWSLETTER

2022

at home

WITH MICHELLE GALLAGHER

TIPS FOR SELLING
THIS SUMMER

WHY INTEREST RATES
MATTER

MARKET STATS
JULY 2022

AUGUST HOME
MAINTENANCE TIPS








TIPS FOR SELLING YOUR HOME

this summer

- KEEP YOUR HOME NICE AND COOL
- KEEP YOUR LAWN TRIMMED AND PLANTS WATERED AND LOOKING FRESH
- PAINT THE FRONT DOOR IF NEEDED
- HIGHLIGHT AN OUTDOOR SPACE
- DECLUTTER AND DEEP CLEAN

WHY INTEREST RATES MATTER

WHAT DOES AN INCREASE IN THE MORTGAGE RATE LOOK LIKE?
*(Indication from on an online calculator based on 10% deposit, over 25 years
- please always seek specialist advice)*

	 <i>August</i> 2020	 <i>December</i> 2021	 <i>August</i> 2022
 Average 5 Year FIXED INTEREST RATE	2.34%	2.64%	4.08%
 HOUSE VALUE	£250,000	£250,000	£250,000
AN INDICTIVE DIFFERENCE IN WHAT IT COULD COST YOU MONTHLY			
	£991	£1025	£1198

DON'T WAIT!

4 RENOVATION PROJECTS THAT BRING YOU THE BIGGEST RETURN

DECORATE

Buyers love a home where the decor is clean and fresh.

If your decor is looking grubby or outdated, freshen it up.

It will help home sell faster and for a better price.

NEW CARPETS

Many buyers are most likely hoping to need to do as little as possible to their new home and the cost of new flooring can really add up.

Take care of this yourself and get a great return on your investment when selling.

MINOR BATHROOM REMODEL

One of the best home improvements to consider is a bathroom remodel.

Consider installing rain showers and updating lighting. Don't feel like you have to gut the entire bathroom, even a fresh coat of paint will do wonders.

MINOR KITCHEN REMODEL

Thinking about investing in a kitchen remodel? Consider minor upgrades that will make your life easier while maximising its value!

New appliances, painted cabinets and fresh hardware are often all that is needed.



NEED BESPOKE ADVICE?

If you want to maximise the value of your home but you are not sure where to start, I can help.

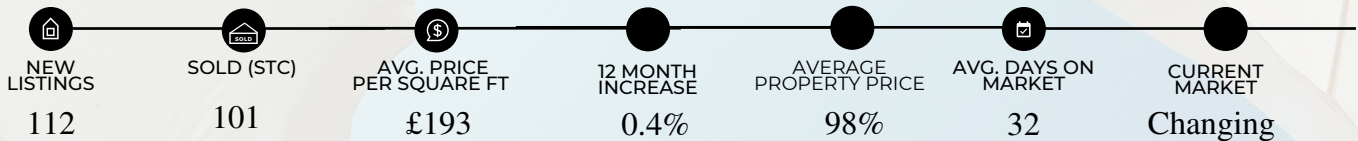
We can let you know what your home is worth now and what it could be worth if you made minor improvements. It's all part of the JDG Service!

A SELECTION OF OUR NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
ASHTON BARNES, ASHTON-WITH-STODDAY	5	3	£600,000
CATON GREEN ROAD, CATON GREEN	5/6	4	£1,250,000
BRUNTON HOUSE, GREAVES	1	1	£125,000
LAUREL BANK, CANNON HILL	1	1	£225,000
DE VITRE COTTAGES, LANCASTER.	3	1.5	£325,000
GLENEAGLES DRIVE, STANDEN GATE	3	3	£275,000
CATON GREEN ROAD,	4	3	\$450,000
ELLWOOD SQUARE, QUERNMORE PK	3	2	£350,000
SALISBURY ROAD, MARSH	2	1	£135,000
MYRA AVENUE, MORECAMBE	3	1	£200,000

MARKET STATS

July 2022



LATEST SOLD RESULTS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
MORECAMBE ROAD	3	1	20	£235,000	£235,000
DUNDEE STREET	2	1	7	£125,000	£133,000
LYTHE FELL AVENUE	4	1	18	£325,000	£333,000
GRANVILLE ROAD,	3	1	32	£130,000	£131,000
BOOTH GARDENS	3	1	11	£180,000	£180,000
ST CATHERINES COURT	2	1	10	£130,000	£136,000
KNOWE HILL CRESCENT	2	1	14	£225,000	£225,000
CLARENDON ROAD.	2	1	17	£95,000	£93,000
GRASMERE ROAD	2	1	16	£185,000	£190,000
DURHAM AVENUE	3	2	9	£380,000	£402,000



AUGUST HOME MAINTENANCE *tips*

- ✓ MAINTAIN GARAGE DOORS
- ✓ POWER WASH PATIOS AND DRIVES
- ✓ CHECK AND CLEAN CLOGGED SINKS
- ✓ CLEAN THE FRIDGE INTERNALLY
- ✓ WASH WINDOWS INSIDE AND OUT
- ✓ TEST CARBON MONOXIDE DETECTORS

Really show off your outside space, in the warmer weather, it is what buyers are looking for!

living LOCAL

FUN THINGS TO DO IN LANCASTER AND MORECAMBE

- Take a picnic to the beach and meet up with friends
- Visit the butterfly house at Williamson park
- Have fun at Jump Rush - burn off some energy
- Watch The Jungle Book Open Air Theatre in Williamson Park