

at home

WITH MICHELLE GALLAGHER

April

NEWSLETTER

2023

MAKE YOUR OFFER
STAND OUT

MORTGAGE RATES
ON THE RISE...
SHOULD I BUY?

MARKET STATS
MARCH 2022

APRIL HOME
MAINTENANCE TIPS



jdg
sales & lettings



5 WAYS TO MAKE YOUR OFFER

stand out

- **GET YOUR FINANCES IN ORDER**

In order to be ready for an offer, you need to prove you have the funds available. This shows the sellers you are qualified to purchase their house.

- **MAKE A STRONG OFFER**

Think about your offer. Many homes are still achieving asking price offers especially in the lower and mid market price ranges. Make a strong offer.

- **WORK TO THE SELLERS TIME LINE**


Can you work to the sellers timeline? If so this will make your offer look much more attractive.

- **HAVE YOUR SOLICITORS DETAILS READY**

Show you are serious and keen by having your solicitor's details ready and your ID ready. Sellers like to know your affairs are in order and there is no stalling.

- **OFFER TO SIGN A RESERVATION AGREEMENT**

To give both yourself and your buyer peace of mind, reservation agreements can be signed. This helps prevent buyers and sellers from simply changing their mind without having to compensate the "otherside". Ask us about this!



SHOULD I BUY NOW WITH INTEREST RATES HIGHER?

- ✓ **IF YOU ARE IN A POSITION TO BUY, DO IT NOW**

If you find a home that improves your living situation, you plan to be there for years to come, and you are financially secure to do so, make the jump and purchase now.

- ✓ **HOME PRICES AREN'T GOING TO DROP MUCH ANY TIME SOON**

Choice is still low and buyer demand is still high, especially in the lower and mid-market price range. If you are waiting for lower prices and a less competitive market you might be waiting a while. The longer you wait, the more money you will likely need to spend as home prices are still on the rise, as well as rent if you are currently renting.

- ✓ **HOME BUYING IS AN IMPORTANT PERSONAL DECISION**

Lastly and most importantly, whether you should buy now depends on your needs and financial situation. This is why it is important to work with a real estate agent who is knowledgeable and can help you decide what is in your best interest at this particular time.

NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
SCOTFORTH	3	1	£235,000
BEAUMONT	2	1	£145,000
HEYSHAM	3	1	£290,000
SKERTON	3	2	£130,000
BOLTON-LE-SANDS	3	1	£225,000
MARSH.	2	1	£145,000
HALTON	3	1	£350,000
CITY CENTRE	4	3	£440,000
MOORLANDS	2	1	£150,000
BOWERHAM	2	1	£145,000

MARKET STATS

March 2023

						
NEW LISTINGS	SOLD LISTINGS	AVERAGE PRICE PER SQFT	12 MONTH INCREASE	AVG. SALE PRICE	AVG. DAYS ON MARKET	CURRENT MARKET
127	92	£207	9.8%	£179,620	59	Steady

SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
CLEATON CLOSE.	5	3	9	£600,000	£580,000
ST ANNES AVENUE	2	1	21	£220,000	£220,000
DUMBARTON ROAD	3	2	6	£265,000	£265,000
WINDERMERE ROAD	3	1.5	23	£250,000	£241,000
LYTHE FELL AVENUE	2	1	32	£235,000	£230,000
SPINNERS COURT	2	1	11	£130,000	£130,000
WESTBOURNE ROAD	4	2	54	£400,000	£382,500
DORRINGTON ROAD.	2	1	14	£170,000	£170,000
BAY VIEW COURT	2	1	8	£115,000	£115,000
WESTOVER STREET	3	1	22	£140,000	£137,000



Help your home sell with *The art of Feng Shuo*

- ✓ MAKE SURE ENTRY TO YOUR FRONT DOOR IS CLEAR
- ✓ THE KITCHEN MUST BE SPOTLESSLY CLEAN.
- ✓ FURNITURE SHOULD FACE EACH OTHER TO FACILITATE COMMUNICATION
- ✓ THE TOILET SEAT SHOULD BE KEPT DOWN
- ✓ USE INDOOR PLANTS TO REPRESENT WEALTH
- ✓ CREATE BALANCE WITH DECOR
- ✓ KEEP TV'S AWAY FROM BEDROOMS

In a more challenging property market where a home needs to do more than look good, good estate agents will encourage 'staging' or tidying' but seldom mention the way a property 'feels'.



living LOCAL

8 FAB DOG FRIENDLY CAFES IN LANCASTER

- The Hall
- The Music Rooms
- Brew
- HOLM

- The Herbarium
- The Red Door Cafe, Halton
- Journey Social
- The Gallico Lounge