

July
NEWSLETTER

2023

MAKE YOUR OFFER
STAND OUT

STAGING TIPS TO HELP
YOUR HOME
SELL FASTER

MARKET STATS
June 2023

JULY HOME
MAINTENANCE TIPS

at

home

WITH MICHELLE GALLAGHER



jdg
sales & lettings



Why Staging Your Property Could Help You

Sell It Quicker

Have you found a house you want to Buy?
Do you need to sell quickly? Our easy tips will help

- **Create space:** Remove furniture and minimize clutter. Tidy shelves, clear surfaces, and hide personal items.
- **Clean and touch up:** Thoroughly clean and freshen up the decor. Fix any paintwork issues and make sure bathroom grouting and sealant look fresh.
- **Enhance with accessories:** Dress up the bed, add statement light fixtures, and stylish cushions. Ensure a coordinated look.
- **Showcase great photos:** Capture bright, honest photos. Maintain the same appearance during viewings.



CLIENT REVIEW

"I received honesty, open conversation and it was a no-brainer to go with JDC. Now here's where things were noticeably different. There was a team of extremely lovely, helpful people who did everything to sell the house. I genuinely think their customer service should be marketed across the country. The team are exceptional. They have the patience of saints, the humour of best friends, and the consolation of therapists. When offers started to come in they fought to get me the perfect buyer, and succeeded."



Chrissie Moore

NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
WILLIAMSON ROAD, FREEHOLD	3	1	£140,00
KENTMERE GROVE, MORECAMBE	3	1	£170,000
HASTINGS ROAD, GREAVES	3	1	£290,000
STANLEY PLACE, MARSH	3	1	£160,000
THE COLONNADE, STANDEN PARK	2	2	£150,000
LUNE ROAD, MARSH	2	1	£160,000
HAYLOT DRIVE, HALTON	2	1	£225,000
CENTRAL AVENUE, BEAUMONT	3	1	£205,000
LAURENSTON AVENUE, HEYSHAM	2	1	£210,000
LILY GROVE, SCOTFOTH	4	2	£450,000

MARKET STATS

June 2023

						
NEW LISTINGS	SOLD LISTINGS	AVERAGE PRICE PER SQFT	12 MONTH INCREASE	AVG. SALE PRICE	AVG. DAYS ON MARKET	CURRENT MARKET
98	85	£210	8.7%	£179,338	61	Slowing

SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
COASTAL ROAD.	3	1	6	£390,000	£390,000
GREEN LANE	3	2	12	£240,000	£240,000
AKEMAN CLOSE	3	2.5	102	£230,000	£228,000
BISHOPDALE ROAD	4	1.5	11	£325,000	£318,500
DALLAS ROAD	3	1	12	£280,000	£275,000
THE CONIFERS	4	2	147	£500,000	£500,000
COOLIDGE AVENUE	4	2	49	£390,000	£385,000
CARR HOUSE LANE	3	1	18	£200,000	£200,000
LICHFIELD AVENUE	2	1	26	£325,000	£312,500
SANDYLANDS PROM	2	2	9	£135,000	£141,800

Choosing an estate agent

What to look out for?

- ✓ **REPUTATION** - ASK FRIENDS AND FAMILY FOR RECOMMENDATIONS, AND READ ONLINE REVIEWS
- ✓ **EXPERIENCE** - CHOOSING AN ESTATE AGENT WHO HAS BEEN IN THE BUSINESS FOR A WHILE AND HAS A TRACK RECORD OF SUCCESS.
- ✓ **LOCAL KNOWLEDGE** - CHOOSE AN ESTATE AGENT WHO IS FAMILIAR WITH THE LOCAL MARKET AND CAN PROVIDE VALUABLE INSIGHTS AND ADVICE.
- ✓ **MARKETING AND ADVERTISING.** - CHOOSE AN ESTATE AGENT WHO IS PROACTIVE IN MARKETING AND ADVERTISING YOUR PROPERTY TO POTENTIAL BUYERS. WHERE DO THEY ADVERTISE?
- ✓ **FEES AND COMMISSIONS.** BE SURE TO UNDERSTAND THE FEES AND COMMISSIONS THAT THE ESTATE AGENT CHARGES, AS WELL AS ANY OTHER COSTS THAT MAY BE INVOLVED AND ALSO WHAT YOU GET



living LOCAL

WHAT'S ON IN LANCASTER & MORECAMBE THIS SUMMER

- Heysham Viking Festival 15/16th July
- Lancaster Grand Prix 16th July
- Dukes outdoor theatre starts 21st July
- Summer Rewind Fun - Market Sq - Sunday s
- Morecambe Pride - Sunday 29th July
- The big Morecambe car boot - Every Sat