

September

NEWSLETTER

2023

at home

WITH MICHELLE GALLAGHER

THE SEASONS ARE
CHANGING BUT IS
YOUR HOME?

SEPTEMBER HOME
SELLING STRATEGY

MARKET STATS
AUGUST 2023

SEPTEMBER HOME
MAINTENANCE TIPS

AUTUMN DECOR IDEAS



jdg
sales & lettings

THE SEASONS ARE CHANGING..... BUT HAS YOUR HOME?

It's strange isn't how quickly the season changes from Summer to Autumn. One moment we are walking around in shorts and t-shirts, yet just a week later, the leaves have started to fall, berries are appearing on plants in the gardens and we are all back wearing jumpers and coats.

You need to change the way you market your home. Here are 4 of our top tips.

#1 Get rid of fallen leaves

Your garden still needs to look at it's best so sweep up any fallen leaves both in your garden and your street. Why not add some seasonal planting? You'll give your home excellent kerb appeal by doing so.

#2 Warm up your home

It is time to turning the heating back on. Buyers will linger longer in your home it feels warm and cosy. Your home needs to feel inviting. It also shows that the heating does work!

#3 Think about your lighting

The days are beginning darker. Think about lighting your home up. Floor lamps and task lighting (kitchen cabinets lights, bathroom mirror lights etc..) should all be switched on. The right lighting becomes key in the Autumn months.

#4 Create a cosy corner

Why not create a cosy corner? It could be an armchair with a thick throw, a couple of books showing somewhere you enjoy to read. It might be a home office, a place you enjoy to craft. Show off that your home has the space to really enjoy doing things that you love to do.

Maximizing Kerb Appeal:

YOUR SEPTEMBER HOME SELLING STRATEGY

- TIDY UP THE EXTERIOR:**
Boost your home's kerb appeal by power washing the driveway, cleaning windows, and touching up paint. Maintain the lawn and add vibrant autumn flowers for a welcoming entrance.
- STREAMLINE INTERIORS:**
Give your home a good clean so it sparkles and have a good tidy up. Now is a time to start boxing items up. Your home will look bigger for it!
- STRATEGIC PRICING:**
Collaborate with an agent to set a competitive price. Attract more interest and offers by positioning your home attractively in the market.
- BE PREPARED FOR VIEWINGS**
Stay flexible for September's busy market. Maintain a pristine home for viewings and consider virtual tours for added convenience.



NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
WYRESDALE GARDENS, BOWERHAM	2	1	£210,000
BUXTON STREET, MORECAMBE	2	1	£135,000
LOWER REGENT STREET, LANCASTER	4	3	£385,000
SIBSEY STREET, FAIRFIELD	2	1	£190,000
KERSHAW DRIVE, LANCASTER	4	2.5	£485,000
MARINE ROAD WEST, MORECAMBE.	7	3	£450,000
LUNE ROAD, MARSH	2	1	£145,000
AFRICA DRIVE, LANCASTER	4	2.5	£350,000
LEACH HOUSE LANE, GALGATE	2	2.5	£350,000
THE HASTINGS, GREAVES	1	1	£115,000

MARKET STATS

August 2023

 NEW LISTINGS	 SOLD SSTC	 AVG. PRICE PER SQ FT	 AVG. PROPERTY PRICE	 12 MONTH PRICE INCREASE	 AVG. DAYS ON MARKET	 CURRENT MARKET
92	66	£210	£179,198	7.3%	57	Balanced

SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
25 ROOSEVELT AVE	4	1.5	89	£390,000	£390,000
36 HIGH ROAD, HALTON	2	1	97	£195,000	£193,000
19 DUDDON CLOSE.	3	1	124	£170,000	£165,000
57 SPINNERS COURT.	1	1	154	£85,000	£82,000
12 HORNBY COURT	3	1	87	£170,000	£165,000
10 ABRAM CLOSE	3	2	160	£215,000	£210,000
8 ASHFIELD AVENUE	2	1	69	£225,000	£220,000
8 WELLINGTON ROAD.	3	1	198	£190,000	£190,000
18 KEMPTON ROAD	2	1	98	£320,000	£320,000
36 GUIDEM PARK	3	2	98	£290,000	£290,000



Autumn

FUN WITH THE KIDS

- ✓ COLLECT AND PLAY CONKERS
- ✓ AUTUMN WALKS
- ✓ PUMPKIN PICKING
- ✓ CREATE AN AUTUMN WREATH
- ✓ BUILD A BONFIRE
- ✓ VISIT LIGHT UP LANCASTER

The Best Estate Agency Team in the UK

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It's judged on marketing, customer service and results.

It's proven again we do more to achieve *you* more.

You know you are in safe hands when you choose to work with us!



KEY

AUTUMN EVENTS IN

Lancaster

Lancaster Music Festival

THIS MONTH'S SPOTLIGHT HAS TO BE THE LANCASTER MUSIC FESTIVAL IT IS ONE OF THE COUNTRY'S LARGEST URBAN MUSIC FESTIVALS & IS EXPECTED TO ATTRACT MORE THAN 60,000 PEOPLE THIS OCTOBER.

, TAKING PLACE FROM **OCTOBER 12-15**, THIS SUPERB EVENT INCLUDES MORE THAN 400 PERFORMANCES BY MORE THAN 200 ACTS COVERING ALL MUSICAL TASTES FROM CLASSICAL TO HEAVY ROCK AND PUNK.