

HOW TO GUIDES

9 Quick Tips To Boost Your Kerb Appeal When Selling Your Home



The essential
guide on 9
things that you
can do to
boost your kerb
appeal when
selling your
home





"The idea of kerb appeal is to give your home an inviting look that makes the buyer want to stop and take a look inside"

It doesn't matter how a client searches for a property. It may be online, it maybe via an estate agents office. They may simply be driving around, looking for their ideal home.

However they choose to property hunt they will make a decision if they wish to take a further look at your details or indeed view your home based upon the front of your property.

This is what we call your kerb appeal. Improving the external appearance doesn't have to cost you fortune. Investing a little time and effort alone can work wonders. Stand back and asses your house, compare it to your neighbours homes. Does your home look the best on the street?

Why is kerb appeal important?

Think of your home's kerb appeal as your home's clothing, hair, make up and perfume.

Its what people see first, from across the road, in photographs. Its what makes the first impression!

A nicely painted front door, a tidy porch, a colourful garden, a well maintained fence, a clean driveway etc!

If it can be seen, it needs to be manicured and maintained!



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Paint Your Front Door

Buyers will be paying attention to your front door because it's the focus point and entry point to your home. Make sure it creates a positive impression!

Give it a fresh coat of paint and consider classic colours like charcoal grey, navy red or pastel green.

If your door cannot be painted, make sure it is cleaned to restore whiteness!

Remember to also polish metal furnishings nearby such as your house number, letterbox or light fixtures.



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Clean the Driveway & Porch

Use a power washer to clean your driveway and/or porch to ensure it's clean, free of weeds and looks bright and new!

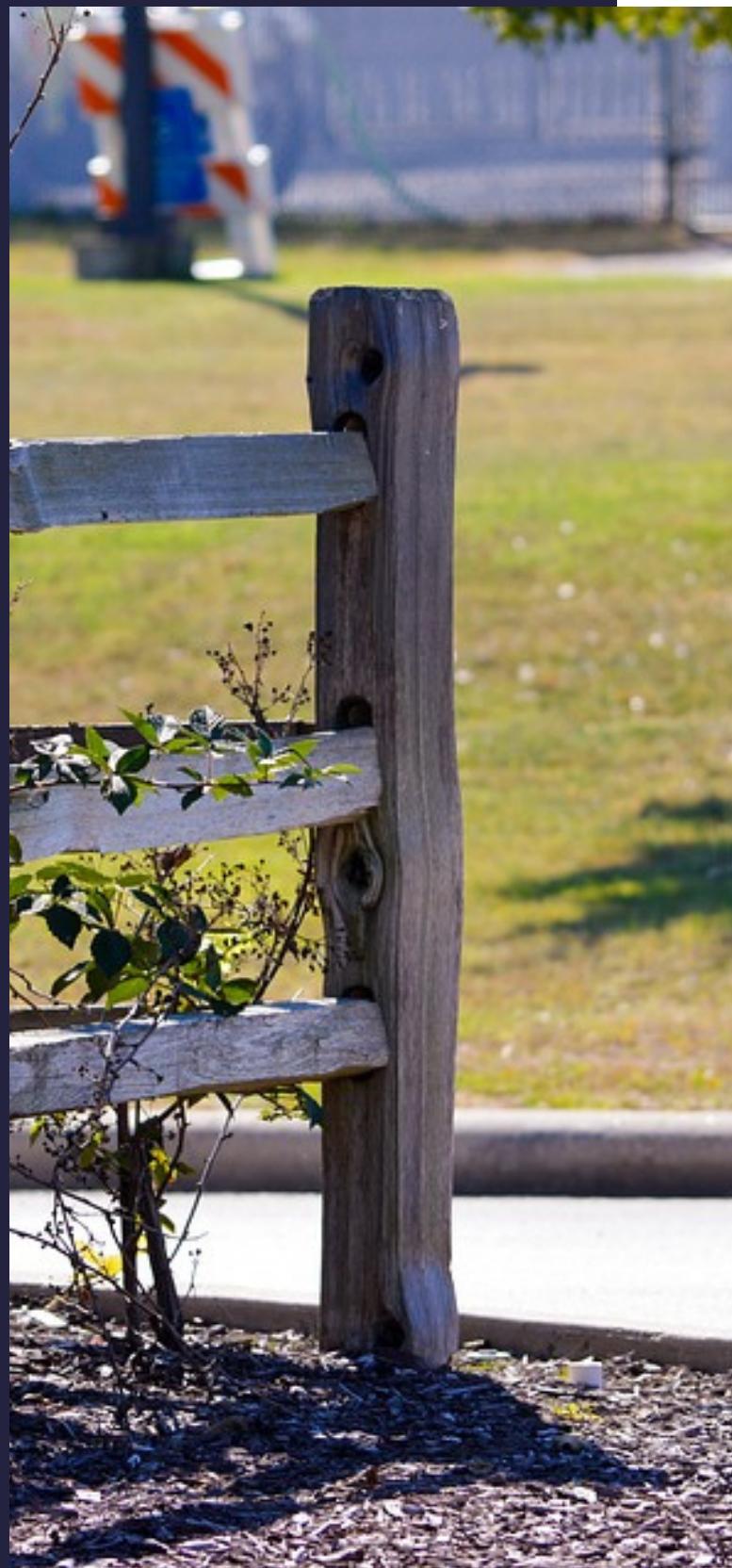
Remember to sweep up any fallen leaves and hide away the dustbins!

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Your Boundaries

Potential buyers would want a clear indication of where your property starts and ends so make sure all your boundary fences and walls are clearly visible and in good condition. It will be something that they look for!

Paint fences and gates if they need it, and make sure all locks are well oiled to not get stuck, and that all hinges are functioning proper.



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Plants & Greenery

Exteriors of homes look much more inviting, maintained and loved with a bit of nature and colour!

Add flowers in pots to your doorstep and pathways and even decorate your porch or landing with hanging flowers in baskets.

If you have a lawn, make sure the grass is trimmed and fallen leaves are swept up. If you have gaps in your flower beds showing big patches of sand, make sure these are filled in to look lush and healthy.



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The Roadside

Although it is technically the council's responsibility, you could deter buyers if your road and pavement is filled with rubbish and leaves.

It is in your best interest to go the extra mile and make sure that these areas around your house look clean and well kept as well.

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Repaint if possible

If its within your budget, repaint the exterior of your home to create a big impact on your exterior appeal.

This is especially important if there are water marks or peeling paint!

If not possible, ensure your walls are as clean as possible, and that there are no overgrown vines or moss that need to be trimmed away.





Your Windows

Make sure that your windows and window sills are clean, repainted, metal polished and any excess foliage trimmed away.

Clean windows let in more light too, so will make the interior feel lighter and more spacious!

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Exterior Lighting

An entrance that is well lit feels safe and welcoming to a potential buyer.

Make sure metal is well polished and not rusted and that the electrical works and a bulb is fitted. A bonus if the lights are solar powered!

If you want to take it even a step further, ensure any exterior lights match



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Your Doorbell

Make sure your doorbell works properly, isn't covered in drops of paint and is well placed.

Simple doorbells work, but bonus points if your doorbell is more modern, perhaps with a camera or 2 way speaker.



So there you have it. A real estate agents view and on opinion on kerb appeal.

I have been selling property for 16 years in Lancaster and Morecambe

If you truly want to sell your home, please consider the above.

If you'd like further advice or indeed to sell your property, please contact me on 01524 843322



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