

MAXWELL HARRINGTON

ADVICE ON HOW TO ENHANCE YOUR PROPERTY'S SALE POTENTIAL

Enabling buyers to see themselves living in the property while elevating its appeal and value.

PROPERTY ASSESSMENT

Walk through the property as if you were seeing it for the first time.

Look for: Maintenance issues, signs of damp, mould or leaks, outdated decor, poor lighting and clutter or overcrowded rooms. Enhance property frontage.

DECLUTTER AND DEPERSONALISE

Create space and neutrality.

Remove: Excess furniture, personal photos, collections and ornaments, bulky storage items, toys and visible cables.

Keep: Clean surfaces, minimal decor, neutral bedding and towels, light and airy room layouts. Storage matters, buyers often open cupboards.

DEEP CLEAN EVERYTHING

Professional cleaning is often worth the cost.

Focus on: Kitchens and appliances, bathrooms and grout, carpets and flooring, windows inside and out, skirting boards and doors, odours (pets, smoke, damp), fresh-scented homes photograph better psychologically and visually.

COMPLETE SMALL REPAIRS

Minor defects can make buyers assume bigger hidden problems exist.

Typical fixes: Repaint scuffed walls, replace blown bulbs, tighten handles and hinges, repair cracked sealant, touch up woodwork, fix dripping taps, patch minor plaster damage, neutral paint colours usually perform best.

IMPROVE KERB APPEAL

First impressions strongly affect viewing expectations.

Consider: Pressure washing paths, tidying bins, cutting grass and hedges, painting the front door, adding outdoor lighting, cleaning gutters, replacing worn house numbers.

Flats: Keep communal areas tidy.

STAGE KEY ROOMS

Most profitable improvements:

Living room, kitchen, main bedroom, bathroom

Simple staging techniques: Fresh towels, coordinated cushions, lamps switched on, fresh flowers or greenery, dining table setup, clear kitchen worktops.

PREPARE FOR VIEWINGS

Before each viewing: Open curtains, turn on lights, ventilate rooms, hide laundry and bins, minimise noise and keep pets out if possible.

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