

ABODE

SALES & LETTINGS



• *guide to* SELLING

THE ULTIMATE GUIDE TO SELLING YOUR HOME



Table of CONTENTS

04	About Us: Our Business
05	Meet Our Team
06	Why Choose Us?
07	Our Marketing
08	Preparing Your Property For Sale
09	The Conveyancing Process (England & Wales)



ABOUT US

Our Business



Abode is an independent and contemporary estate agency, with traditional values and offering a bespoke service tailored to your individual home moving journey.

Based in Orrell, Wigan, and covering surrounding areas we bring years of experience within the property market, providing a simple yet sophisticated service. Our dedicated team will work with you throughout your home move journey to guide you every step of the way.

Each home is unique, our vibrant media team provides the best industry imagery and video footage bespoke to you and your property. This ensures that we maximise every marketing opportunity to get you the right level of interest, and the best possible price.

We understand that home is the most important place in any person's life, so whether you are about to get onto the property ladder, looking to find your forever home, seeking sound investment advice or need a safe pair of hands to manage your property portfolio our dedicated team would love to help you.



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#Welcomingyouhome



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Why CHOOSE US?



1 Accompanied Viewings



2 Professional Photography & Floorplans



3 Premium listings on Rightmove,
Zoopla & Social Media Advertising.



4 Our valuers bring local knowledge and
an array of experience.



5 Proud member of The Guild of
Property Professionals & the exclusive
agent for the Wigan area.

Our MARKETING

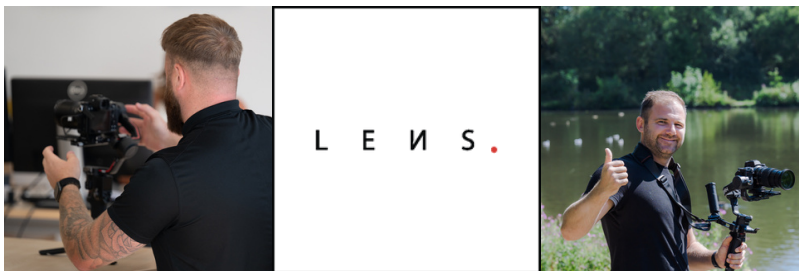
LENS MEDIA

Maximum exposure and first-class presentation are essential factors for providing the service you deserve.

Our team of Media professionals make sure that your property is presented in the most appealing manner in order to attract the best Tenants.

Your property detailed will be emailed to Tenants registered through ourselves and all major property portals within moments of receiving your instructions.

We telephone potential applicants and email them all the necessary information. In addition to this, we have established contacts with local companies who regularly require accommodation for their employees.



THE GUILD OF PROPERTY PROFESSIONALS

As Members of The Guild of Property Professionals, we are selected to represent the UK's largest network of independent estate agents in our given Exeter and Topsham area. We can secure you a better result.

The Guild is a network of almost 800 independent high street sales and letting agents who have all signed a Code of Conduct, and are committed to shared core values of knowledge, integrity and results. Together, we are a vital part of the property industry, striving to raise standards and deliver excellent customer service.

How does our Guild membership benefit you?

The scope of the network means we can deliver the widest possible exposure for your property. With an inter-office referral system, local and regional magazines distributed across the network every six weeks, a listing on www.guildproperty.co.uk and 24/7 presence on interactive touch screens in London on Park Lane, you can be sure that we are working hard to guarantee your property is presented to the broadest possible audience.

ABODE BOARDS

The use of boards increases brand awareness, and more importantly lets potential tenants know your property is available to Let.



Preparing your **PROPERTY FOR SALE**



Staging Top Tips

- Nothing Behind The Door

Keep it simple! With no items hung on the back of the door, will show off exactly what space the room has to offer.

- Stick To A Single Bed

If it's a single bedroom, a larger than single bed will only make it more cramped. Maximise your space!

- No Bulky Furniture

Bulky furniture will dominate the bedroom. Even if you have the most beautiful piece of furniture, if it has too much depth, width, or height, it will make the room feel restricted.

- Less Clutter

When it comes to selling your property, less is always more! Reduce the small bits and bobs, if it's not essential take it out. Get rid of unnecessary furniture.

- Let there be light

Light coming into the room is precious and key for ensuring the area feels bright and spacious. Avoid excessive low-hanging ceiling lights or dark coloured walls.

THE CONVEYANCING PROCESS

England & Wales

