

Useful Tips for Selling Your Home

Exterior:

Make sure your home looks inviting and that it has kerbside appeal.

The front garden if you have one, should be tidy, no matter what time of year. Hedges should be trimmed, flowerbeds kept tidy and lawns kept immaculate. Any dead leaves or rubbish that accumulates should be removed daily.

Paint the front gate and fence if this hasn't been done for a while. Any signs of neglect on the outside will make potential purchasers suspicious of the inside.

Windows should be clean and window frames repaired, if necessary. Peeling paint is unsightly.

Porches make great hiding places for spiders. As visitors wait on your doorstep before a viewing, they may look upwards, so make sure the light fittings are working and clean.

Garden:

Whatever time of year your garden or patio must be tidy.

Clear out any outhouses, garages, sheds and greenhouses. These are often neglected areas of our homes and become dumping grounds for the clutter from living spaces.

Children's toys and bicycles should be tidied away as much as possible. Rubbish bins should be kept in a bin tidy at the very least. Clean patios, terraces, decking, steps and garden furniture with a suitable cleaner. Moss looks unsightly and can be slippery.

Garden furniture is a welcome addition to any garden. Even small areas such as balcony, can benefit from table and chairs.

If you have pets, make sure the garden is kept clean. You might not appreciate viewers walking dirt into your home.

Interior:

Clean all rooms thoroughly, from the ceiling down. Have soft furnishings and carpets professionally cleaned.

Soft furnishings are really important in living rooms because they can add colour and luxury. Cushion covers are easy to make, choose a striking fabric in colour that will go well with your décor.

Kitchens should smell fresh and clean, so use your sense of smell. Even with extractor fans, kitchens can harbour odours, especially from fish, curries and other smelling foods. Opt to go out or keep your cooking bland if you have viewings planned.

Use your sense of touch: is your kitchen really clean? Run your fingers over work surfaces and units to feel for stickiness or grease. Units should be spotless inside and out.

It goes without saying bedrooms should be tidy, clean and fresh. Keep surfaces and floors clear of clutter, especially shoes and bags. Give the room a deep clean – including under the bed. A build-up of dust makes a room smell musty. Open the windows before the viewers arrive.