

The selling process

The selling process can seem complex, but we will make sure it runs smoothly. Here is our quick guide to the main steps.

Step 1 - HIP & Conveyancing

You are required to have commissioned a Home Information Pack (HIP) before you can legally market your property. It is advisable to instruct your solicitor at the same time so that all the necessary documentation can be prepared for the new buyer.



Step 2 - Prepare Your Property

Make the most of your property to ensure potential buyers see your home in the best possible light. Some top tips include:-

- Create good kerb appeal - clean windows, freshen up paintwork, clear paths and mow any grass.
- Reduce-clutter - get rid of everything but the bare essentials
- Create a comfortable ambience - make sure your home is clean & tidy from top to bottom.
- Think about your target market - and adjust your property accordingly.

Step 3 - Marketing Your Property

When you instruct Andrew Louis to sell your home you will benefit from our unrivalled, comprehensive marketing package.



Step 4 - Viewings

We can arrange for viewings to be made at your convenience and will report back to you with feedback.

Step 5 - Offers

We will negotiate the best possible price for you and notify you verbally and then in writing when offers are made.

Step 6 - Progressing Your Sale

Once you have agreed to accept an offer on your property we will produce a Memorandum of Sale and send to all parties. We will monitor the progress of your sale and ensure it is running smoothly and keep you updated.



Step 7 - Exchange of Contracts

Exchange of contracts occurs when all preliminary enquiries from the draft contract and local search queries have been agreed.

Step 8 - Completion

This is generally set a few days to a few weeks after exchange of contracts, depending on the personal requirements of the buyer and seller.

Congratulations, you have just sold your property

andrewlouis.co.uk

Residential Sales
Mortgage Services
Buy To Let
Expert Advice

CITY CENTRE OFFICE

Muskers Building
1 Stanley Street
Liverpool
L1 6AA

0151 330 5321

sales@andrewlouis.co.uk

PRESCOT OFFICE

19 Eccleston Street
Prescot
Merseyside
L34 5QA

0151 292 8880

prescot@andrewlouis.co.uk

Selling your property



_make the move

Why use Andrew Louis as your estate agent?

How Andrew Louis can sell your home fast



Experience

We've been in the property business for over 20 years, so we understand what works and what our clients want.

Reputation

Providing a consistent, reliable and professional service means Andrew Louis has an excellent reputation.

Prime office locations

Our offices are positioned at strategic locations in the heart of Liverpool City Centre and in the pedestrian walk way of Prescot town centre.

A regulated agent

We are 100% confident that the service offered by Andrew Louis is of the highest standard, and this is reflected in our voluntary membership of key regulatory bodies.

Andrew Louis is a member of The Property Ombudsman (TPO) and NAEA providing sellers and buyers with an assurance that they will receive the highest level of customer service at all times.

- Residential Sales
- Mortgage Services
- Buy To Let
- Expert Advice

1. Accurate valuation

We carry out numerous sales valuations every month, giving us intimate and unparalleled knowledge of the property market in the Merseyside area.

2. Comprehensive marketing

Known for our comprehensive marketing, we spend thousands of pounds every year ensuring that our clients' properties receive maximum exposure across a variety of different media, including the Liverpool Echo, Your Move, St Helens Star, email marketing, SMS, and of course online.

3. Award-winning website

With thousands of visitors each month, andrewlouis.co.uk showcases hundreds of properties for rent and plays a pivotal role in the professional marketing of your property.

4. Online marketing

As well as advertising your property on our award winning website you will receive additional online exposure on the UK top property portals including Rightmove, Propertyfinder and Globrix.



5. Flexible viewings appointment

In order to encourage maximum viewing opportunities we provide evening and weekend accompanied viewings. In fact, over 40% of our viewings are carried out between 5pm to 8pm and weekends.

6. LCD screens

All of our offices have large, noticeable LCD display screens in the front window. These operate 24 hours a day, 7 days a week to show all our properties. So even when we are closed, we are still promoting your property.



7. Expert advice

It takes skill and expertise to negotiate a sale successfully through to completion and still achieve the best possible price. Through training and experience our employees offer expert advice on both the selling process and your legal obligations (including HIPs).

8. No sale, no fee

Up until the time you exchange contracts on the sale of your property, you will not incur fees - whatsoever.

