



If you are thinking of selling your home the first step is a marketing valuation. Many agents will say these are free – but if the property is then not placed **FOR SALE** with that agent then they will then send you an invoice for the valuation. At Sapphire Homes, these are completely free of charge with no obligation to go ahead with the sale should our services not sound appealing to you.

A member of our team would be delighted to visit your property and advise you on the sale value of your property and answer any questions you may have in order to make the sale of your home as stress free as possible.

At Sapphire Homes we pride ourselves on customer service and should you not be happy with what we offer – you are entitled to serve a 28 day notice period should you wish to place your property on the market with an alternative agent.

We are confident of performing against any other agent and if you want invaluable, independent advice, then please don not hesitate to give a member of our team a call now. Our independent and extensive expertise allows us to make sure the advice we offer is always right for you.

Trained and motivated staff.

Selling can be a stressful time for you. One of our friendly, knowledgeable agents will guide you right through the process. They're trained in all areas of property sales, so you will never feel like you're alone.

Local area knowledge

Local knowledge is extremely valuable in the property market. Knowing exactly what certain areas can offer, in terms of schools and other amenities, is an asset of which we're rightly proud and all members of the team are from and live in the Wigan area.

Free marketing advice

Of course, when you sell your home, you'll have expectations as to how much you will achieve and how long this will take. One of our first steps is to offer you a marketing plan to achieve those expectations.

Regular communication

At such an important time, you like to know what's going on. With your own personal point of contact, you'll never get overlooked or forgotten. Instead, you'll feel very much part of the process, with updates and advice on hand throughout the transaction, by email, phone or text messaging.

Feedback after viewings

It's important and helpful to know just what people think of your home in order to make small improvements if it can help you clinch the sale. So whenever we arrange viewings, we'll make sure their comments get back to you either by email or with a phone call.

Mortgages

At Sapphire Homes – we have built up a successful partnership with Express Mortgage Services Limited. We have worked in conjunction with them for a number of years & would have no hesitation

in recommending them as they, like Sapphire Homes pride themselves on customer service, recommendations & repeat business from happy clients.

Legalities of Selling your home.

You can rely on Sapphire Homes to handle the legalities of selling your home as we know this can be confusing. We know exactly what's what & we'll smooth the way for you. We work in conjunction with a number of solicitors & they'll make the selling process smooth & simple. There's no danger of being stung by hidden costs, as we guarantee our fees – even the VAT is included, so there are no unforeseen expenses.

Market appraisal report.

You'll be glad to know that, from the moment we first visit your home, we're thinking about selling it for you. You will receive marketing advice as well as a detailed outline of how we intend to get your home noticed and then sold.

Colour particulars

A picture can say a thousand words, so it's important they say the right words. Full colour particulars of your home will be sent for you to approve. These will show off all the best features, from kitchens to bedrooms, lounges to lawns.

Professional photographs

You'll want us to take high quality pictures of your property. As part of our standard service, we always use a top of the range digital camera to ensure the best results.

Your property needs to be noticed.

It may sound obvious, but we use a number of techniques to get your property noticed as we know it is important to try various methods to get potential buyers to look at your property. In fact, you might be surprised at just how many ways we have of getting people interested.

“For Sale“ board

The traditional method is not to be underestimated – it grabs the attention and often leads directly to that all-important sale.

Window display

Would-be buyers are always on the look-out, especially on the high street, so our town centre office in prominent location makes an ideal shop window for your property.

Local advertising

With our knowledge of the areas papers & other means of media coverage, arranging the most effective place to advertise is second nature to us. This isn't based on guess work either – monitoring responses ensures your home is seen by the right people.

Internet advertising

Experience tells us that certain properties benefit from more widespread exposure, or appearing in more specialist publications, which we can easily organise for you. The websites that we currently advertise on are www.sapphirehomes.co.uk, www.rightmove.co.uk, www.propertyfinder.com, www.findaproperty.com, www.zoopla.co.uk, www.primelocation.com, www.propertytoday.co.uk, www.vebra.com, www.hotproperty.co.uk

Unlike some portals, our chosen sites feature properties on an extensive range of partner sites as well as their own. For example – www.propertyfinder.com is the property partner for Yahoo! The portal also

provides a property search on Lycos and can all be reached from a variety of other sites, including the Daily Telegraph, Sky, channel4.com, MSN, AOL, Virgin and Kelkoo.

You can benefit from the latest technology

We're always looking for new ways to let people know about your property. Making best use of the available technology is how we stay at the forefront of the market – and find you a buyer.

Database

We will also try to stay as active in the market as possible and not wait for the buyer to come and find your property. The details of your home will also be emailed to our extensive database of applicants in order to try and find a suitable buyer.

