

**_selling
your property**



Est.¹⁹⁸⁹

_make the move

_why choose Andrew Louis to



residential sales

mortgage services

expert advice

Experience

With over 24 years' property market experience we are proud to be recognised as one of Liverpool's leading independent estate agents offering an enthusiastic approach, along with quality service and extensive local knowledge.

Local Branch Network

Our offices are positioned at strategic locations in Liverpool City Centre, Old Swan and in the pedestrian walkway at Prescot town centre.

Award Winning

Proud winners of Your Move Best Estate Agency for Customer Service and Best Website are just some of the accolades we have been proud to receive.

Professionalism

We are members of all the UK's Regulatory and Professional Industry Bodies ensuring that you will receive the highest levels of customer service.



sell your property?

1. Accurate Valuations

Accurate valuations are vital. When a property first comes onto the market, there is usually an initial surge of buyer interest - so it's essential to set the right price at the very start of the sales process, when interest is greatest.

2. Attention to Detail

We put a lot of effort into producing excellent marketing materials because first impressions count. All our property particulars are produced in-house to superior standards giving comprehensive, clear and accurate representations, including detailed floor plans.

3. Flexible Viewing Appointments

In order to encourage maximum viewing opportunities we provide evening and weekend accompanied viewings. In fact, over 30% of our viewings are carried out after normal working hours and at weekends.

4. Powerful Marketing

When you instruct us you will automatically benefit from our unrivalled, comprehensive marketing package ensuring maximum exposure of your property to ensure your property is sold quickly, efficiently and at the best possible price. This includes advertising your property using our award winning website, the UK's largest online portals, local press, LCD screens, email marketing, and SMS alerts.

5. Social Media

Love it or hate it, Social Media is here to stay. Facebook and Twitter is not just a great place for us to communicate with our customers but also a great way for us to market our properties to potential buyers. A whopping 40% of the people in the UK are registered members of Facebook, which is around 30 million people - that's 30 million people who can all potentially see your property for sale!

6. LCD Screens

All our branches have large noticeable LCD display screens in the front window. These operate 24 hours a day so even when we are closed we are still promoting your property.



_comprehensive
marketing



Local know-how... Better results



we get sales moving

ensive



Longer Opening Hours

Because we are open six days a week with extended opening hours, we put more time into selling your property.

Personal Sales Contact

Once we have agreed the sale of your property, the advantage of using an experienced agent really bears fruit. You will be provided with your own personal point of contact who will progress your sale. We are well aware that our job is not over until exchange of contracts has taken place and to ensure a smooth transaction your sales progressor will manage the chain, coordinate the legal process, handle any issues that arise and keep you informed with regular updates every step of the way.

No sale, no fee

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

What our customers say about us...

We are proud to have a great reputation, but don't just take our word for it. Have a look at our testimonials on our award winning website.

andrewlouis.co.uk/testimonials.php



_the selling process

Selling your property can be a stressful process, however Andrew Louis are here to help you at every stage with our simple step by step guide. Our aim is to sell your property at the best possible price in the shortest possible time.

_step 1 Realistic Valuation

We will provide a realistic valuation of your property, taking into account your time-scales and aspirations for its value.

_step 2 Appoint an Estate Agent

When choosing an Estate Agent consider their professional credentials, opening hours, when they will be available to conduct viewings, their high street presence and what kind of marketing your property will receive. These are critical in obtaining maximum exposure and price for your property.

_step 3 Obtain an Energy Performance Certificate (EPC)

An Energy Performance Certificate (EPC) is a legal requirement when selling your property. We can arrange an EPC on your behalf.

_step 4 Presenting your Property

First impressions count, making the presentation of your property critical to a successful sale. Consider addressing any DIY jobs you have been meaning to get done, add a fresh coat of paint where necessary and try to declutter to make rooms appear larger. We will provide free advice on the best ways to present your property.

_step 5 Accompanied Viewing

We can accompany potential purchasers at a time to suit you. We always recommend however that viewings are carried out during daylight hours.

_step 6 Receiving an Offer

As soon as an offer is received we will notify you both verbally and in writing. We will check the buyer's ability to proceed before you decide whether to accept the offer.

_step 7 Offer Agreed

Once an offer has been agreed we will prepare a Memorandum of Sale which is sent to all parties including your solicitor and the purchaser's solicitor confirming the agreed price and any special conditions.

_step 8 Exchange of Contracts

After your solicitor or conveyancer has completed all the necessary checks you will be asked to sign a contract legally committing you to the sale. At this point you will usually agree a date to complete the sale.

_step 9 Completion

Congratulations. You have finally sold your property.



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