



**RIGHT HOMES4U**

WE RENT, WE SELL, WE MANAGE

**OUR GUIDE**

**FIRST TIME SELLERS**



# **RIGHTHOMES4U**

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## **Welcome to RightHomes4U, Burnley's & Lancashire's independant property experts**

Wether you're Buying, Selling, Renting or Letting your property through us, we will offer an unparrell service by offering transparency, expertise and dedication which will ensure a swift and satisfactory outcome to all your property needs.

### **Our Comprehensive Services List**



**Lettings**



**Sales**



**Management**



**Mortgages**



**Maintenance**



**Insurances**



**Commercial**



**Investment**



**Removals**



**Utilities**

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## First-Time Seller Guide

Helping You Make the Right Move, First Time Round

Selling your home for the first time can feel overwhelming. With RIGHTHOMES4U by your side, we're here to guide you through every step with clarity and confidence. You'll have expert guidance, honest advice, and a local team that truly cares – every step of the way. Here's a simple step-by-step guide to help you understand the process:

## The Process

### Property Valuation

We begin by providing a **free, no-obligation valuation** of your property. Our local market expertise ensures you receive a realistic and competitive valuation to attract the right buyers.

 *Tip:* Prepare your home for valuation by decluttering and ensuring it's clean and well-lit.

### Choosing the Right Estate Agent (That's Us!)

RIGHTHOMES4U is not just another agent — we're your local partner.


Why choose RIGHTHOMES4U?

- Based in Burnley with deep area knowledge and surrounding areas.
- Tailored support from listing to legal completion
- Transparent fees, competitive pricing and no hidden costs
- Professional marketing, including online portals, social media, and photography
- Friendly, proactive service from start to finish

### Prepare Your Home for Sale

Make your home stand out: First impressions matter. We'll guide you on

- **Decluttering and depersonalising** to maximise space
- Fix minor repairs and touch up paintwork
- Fixing small defects (leaky taps, peeling paint)
- Enhance kerb appeal (clean garden, tidy entrance)

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- Deep clean bathrooms and kitchens

 We arrange professional photos to showcase your home at its best and write up a compelling property description.

### Set the Asking Price – A Pricing Strategy That Works

We work with you to set an **asking price that attracts real buyers**—not just clicks.

We'll advise you on setting the best price based on:

- Too high and interest fades.
- Too low and you lose out
- Recent local sales
- Market trends
- Your timeframe and priorities


 Price too high may delay interest; too low may undercut your value.

We'll find the sweet spot.

### Marketing That Gets Results

Your property will be seen by serious buyer via:

- **Zoopla** – one of the UK's leading portals
- Walk-in exposure at our **Colne Road office**
- Our website & shopfront
- Social media promotions on Facebook & WhatsApp
- Email alerts to registered buyers
- Social media platforms

 We'll manage viewings and provide feedback after each one.

### Viewings & Buyer Feedback- Receiving Offers

We arrange and manage all viewings. You don't have to lift a finger.



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When offers come in, we'll:

- Qualify buyers (e.g., mortgage status, chain-free?)
- Negotiate on your behalf to secure the best deal!
- Present all offers in writing

 *We'll guide you on whether to accept, reject, or negotiate further.*

## Offers & Negotiation

When an offer comes in, we:

- Confirm buyer's financial position (e.g., mortgage approved?)
- Advise you on how to respond
- Negotiate with your best interest in mind


You're always in control — we're here to guide and support.

## Instruct a Solicitor

You'll need a solicitor to handle the legal side (conveyancing). We can recommend trusted local firms

### Be ready With


- Photo ID and proof of address
- Title documents (or your mortgage details)
- Any warranties (e.g., new boiler, damp treatment, etc.)

 *Provide ID and paperwork such as title deeds and property warranties.*

## Sales Progression – We Keep it Moving

Once you accept an offer:

- Draft contracts begin
- The buyer arranges a survey and searches
- We stay in contact with all parties to chase progress and resolve any issues

 *This stage usually takes 8–12 weeks from offer to completion.*

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### Exchange & Completion

Once both sides agree:

- Contracts are signed
- Buyer pays a deposit

Completion date is set On **completion day**, remaining balance is paid and keys are handed over

*The sale becomes legally binding.*

### Completion Day

- Buyer pays the remaining balance
- Solicitors transfer ownership
- You hand over the keys

🎉 *Congratulations – your home is sold!*

📞 01282 505024

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