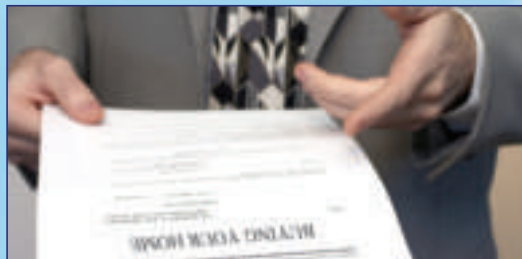


### SALES NEGOTIATIONS

We negotiate with potential purchasers in order to ensure that you obtain the very best possible selling price and will keep you fully informed throughout the bidding process.

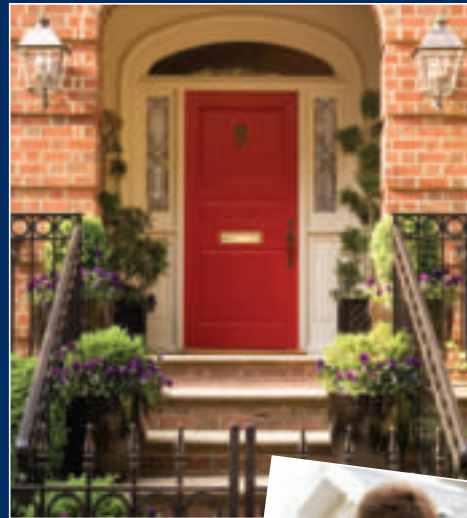


### INSTRUCTING SOLICITORS

When a sale has been agreed we will instruct solicitors, advising them of the sale details in order that contracts can be prepared. We then follow progress closely until the sale is brought to a successful conclusion.

In short, **BURNS & CO** will handle and guide you through the whole selling process.

*Thank you for choosing*



# BURNS & CO

ESTATE AGENTS & VALUERS



## SELLING YOUR HOME

# BURNS & CO

ESTATE AGENTS & VALUERS

61 Main Street, Maghera BT46 5AB

Tel 028 796 42271  
Fax 028 796 44451  
E-mail [info@burnsmaghera.co.uk](mailto:info@burnsmaghera.co.uk)  
Website [www.burnsmaghera.co.uk](http://www.burnsmaghera.co.uk)

# BURNS & CO

*We understand the stress and pressure of moving home...*

## BUYING OR SELLING

Buying or selling a property is an exciting, but potentially stressful time in your life. We can help you through the process, taking care of all the detail.

John Burns, who has been in the property business since 1968 says "Any business is only as good as its personnel. I am privileged to have an excellent team....committed to giving quality of service."

## VALUATION OF YOUR HOME

When you list your home with us we will advise on approximate valuation and present your property to the highest standard in order to achieve the best price.

## OUR OFFICE

Our modern, centrally situated office in Maghera gives an excellent exposure to your property. Your property is on display within the office and details will also be held with our associated office in Magherafelt..

## The **BURNS & CO** FOR SALE BOARD

Our distinctive 'For Sale' board is the most basic, yet highly effective way of selling, as people still drive around areas looking at 'for sale' signs.



## THAT FIRST IMPRESSION ...

Polish, fresh flowers and air freshener can all help in creating a good initial impression.

If you have a pet it may be best to keep it out of the way during viewings.

Keep this quote in mind "I liked the house - but the owner's dog kept jumping on us."

Your pet is part of the family but to viewers it could make the difference between them purchasing your home or someone else's.

Try to de-clutter your property as much as possible so as to create a more spacious feel.

Whenever possible we will arrange accompanied viewings.

Before a viewing takes place

however, these are

some points you may wish to consider:

The television or music on low adds to atmosphere - however if turned up too loud this may be off putting.

If it is an evening viewing, or a dark afternoon, light the house with lamps or wall lights - this will give a homely feel.

You may have heard the old story about freshly brewed coffee and home made scones.

It is true....pleasant aromas will influence your viewers first impressions.



## BROCHURES

At **BURNS & CO** we are proud of our brochures which are printed to a high standard, presenting your property with its features....professionally. When photographs are being taken please open curtains, blinds, etc. Remove any unnecessary items from the front of your property.

## MAILING LIST

When a new property is registered with us, details are sent to those who have registered on our mailing list. This ensures that prospective purchasers have the latest information in the quickest possible time.



## OUR WEBSITE

The internet has become an important asset for marketing property. Your property details will be listed on our website ensuring a vast number of 'hits' from property searchers both at home and abroad!

[www.burnsmaghera.co.uk](http://www.burnsmaghera.co.uk)

## NEWSPAPER ADVERTISING

Adverts are prepared and placed in various newspapers. All enquiries are thoroughly 'worked through' and appointments set up to view.

**BURNS & CO**

