

# IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



Established in 1992, we are a family run firm of Independent Estate Agents with vast local knowledge and offer a professional and friendly service when it comes to buying, selling and letting property in Hale, Hale Barns, Bowdon, Altrincham, Timperley, Sale and the surrounding areas.

For our clients our aim is to make the process of selling or letting your property as simple and stress free as possible, from marketing through to providing the ideal buyer/tenant.

We pride ourselves on providing our clients with a personal service that is second to none, achieving the best possible price. For prospective buyers and tenants our objectives are simple, to find you the right property whilst guiding you through the process to ensure that moving in is as swift and straightforward as possible.

We have helped many people sell their home and also find their perfect property. So why not follow their example and put your trust in us.



## USING IAN MACKLIN & COMPANY TO SELL YOUR PROPERTY

We are acutely aware of the demand for and value of property and would like to thank you for allowing us to provide you with a free, no obligation valuation of your home/property.

Once you have chosen us to market your property, we will carry out an inspection of your property and prepare particulars for your approval. Your instructions for us to sell will be confirmed in writing, as will details of our competitive fees and terms of business.

By instructing Ian Macklin & Company to sell your property you will gain access to a vast number of potential buyers via our expanding mailing list. Your property will also be featured on this website, Rightmove and OnTheMarket.com.

## PRESENTATION

We pride ourselves on the quality of our sales particulars and excellent photography. The photos of your property are sometimes the only aspect of the marketing a potential purchaser may look at. We strive to take excellent photographs to show your property at its very best. We use a professional photographer for every property we market. External and internal digital photographs allow prospective buyers to experience your property in greater detail. Whether it's the kitchen, the sitting room or master bedroom, it is attention to detail that matters.

We believe that all of our properties should feature a floorplan. The floor plan is also essential for prospective buyers and paints a clearer picture of your property before and after viewing.

The photographs and subsequent brochure are tailored to your requirements and are published upon your approval. It is important to show a property at its best to give it the optimum chance of a successful sale.

## TECHNOLOGY

We have combined our excellent knowledge of the local area with the very latest technology. Alto, the UK's leading specialist Estate Agent software, has allowed us to further improve our service and identify your needs together with those of prospective purchasers. However, our highly valued personal approach remains our greatest asset.

We will discuss our successful marketing strategy with you and this will include:

- Free no obligation valuation of your property.
- Qualified, trained and enthusiastic members of staff.
- Full colour digitally produced sales particulars with professional photographs & floor plan for every property.
- Bespoke video tour option.
- Your property displayed within our offices and window.
- Highly visible, eye catching sign boards.
- Your property being given comprehensive coverage on our user-friendly, regularly updated website.
- Accompanied viewings by experienced sales staff with comments relayed as quickly as possible.
- Competitive commissions. No sale, No fee. Also no advertising expenses should you withdraw your property from the market.
- Ever growing mailing list of prospective buyers.



**IANMACKLIN** ALTO  
CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

**EAGLE LODGE 23 STAMFORD ROAD BOWDON**  
**OFFERS OVER £800,000**

A fine detached family house with exceptional southerly facing gardens and positioned in an exclusive residential location. The superbly presented accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, dining room with french windows to the paved rear terrace, fitted breakfast kitchen with integrated appliances, utility room, home office, master bedroom with fitted furniture and modern en suite shower room/WC, two further double bedrooms, single bedroom and family bathroom/WC.

[WWW.IANMACKLIN.COM](http://WWW.IANMACKLIN.COM)



ESTATE AGENT SOFTWARE

- Fast circulation of your property details to applicants on our mailing list, and immediately to new applicants registering with us daily.
- We also prepare a 'low key' sales service for vendors wishing to achieve a sale with the minimum publicity.
- Lettings department should you wish to advertise your property 'For Sale or To Let'.
- Open 7 days a week.

## ADVICE ON YOUR PROPERTY

In order to sell your property, we will do everything in our power to help you. However, it is important to remember you can also help the process move along by following a few hints and tips:

Selling your property quickly and obtaining the best possible price has to be a priority for any prospective vendor and there are a few very simple steps which you can take to improve your chances greatly.

First impressions are very important, your prospective purchaser will form an opinion within thirty seconds of drawing up outside your property. Make sure your garden is kept tidy and free from unnecessary clutter. A well kept garden usually looks larger and is easier to maintain than an untidy one. Look at the front door and window sills, a coat of paint can do wonders to improve their appearance.

Make sure the interior of the house is also free from clutter and that the furniture is arranged sensibly. Flowers and plants can make a room seem more welcoming as can a warm house in winter and open windows and fresh air in the summer.

Whilst we are showing people around your property, try to be as helpful as possible. You may have a file ready to show them running costs such as council tax, rates, fuel and electricity. If there are any receipts or guarantees still valid, keep these handy as well.

Finally, if you have pets, try to keep them isolated during viewings.

## SURVEY / VALUATION SERVICE

As Chartered Valuation Surveyors we are also able to inspect your new property advising upon condition, future maintenance requirements and of course value. Whenever we prepare valuations, home buyer reports or building surveys, our charges to our sales clients are reduced by 25%. Full details of our various services are available on request.

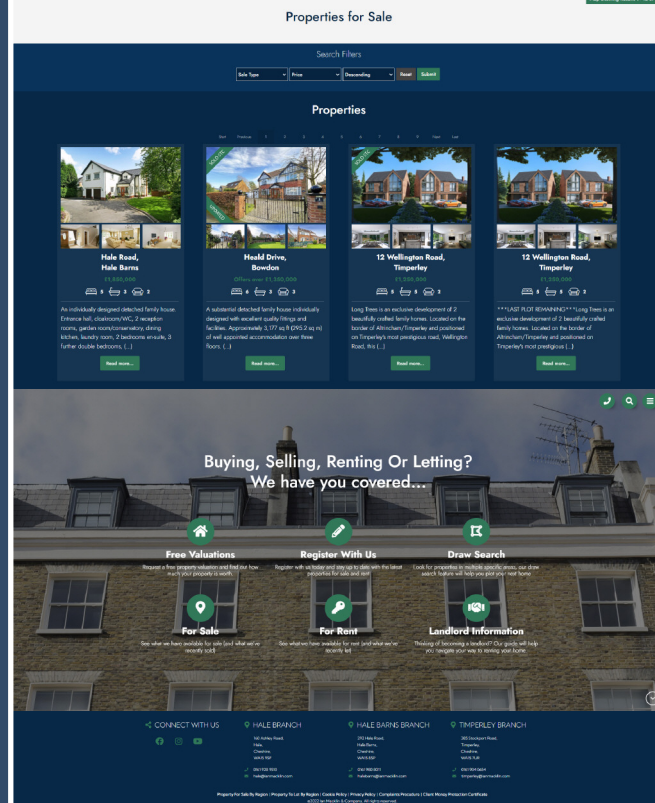
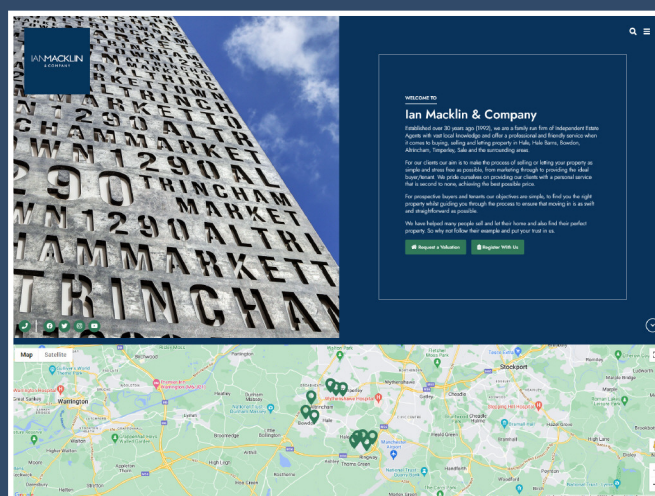
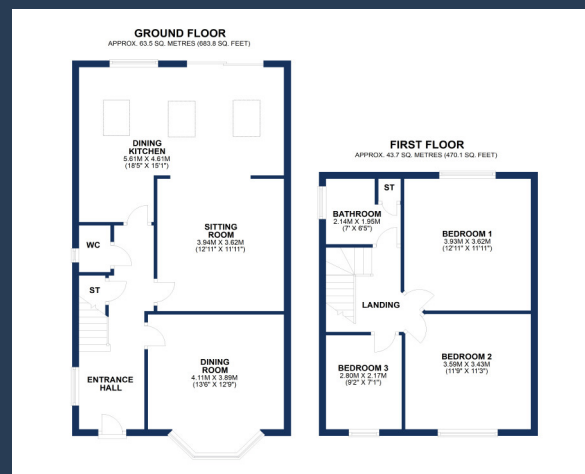
## FURTHER INFORMATION

If you require any further information or details of other services, please do not hesitate to contact one of our offices. Our dedicated and determined staff are always here to help.

We would like to take this opportunity to thank you for your time and we look forward to seeing, or speaking, with you soon.

## OPENING TIMES

Monday - Friday	9:00am - 5:30pm
Saturday (Hale & Timperley)	9:00am - 4:30pm
Sunday (Hale & Timperley)	12 noon - 4:30pm







*"Thank you very much for your help and concern during our sale. We really appreciate everything you have done for us. It has been a big relief to for us to know that you had everything in hand. Many thanks once again"*

*"It has been a refreshing experience selling our property with your company and we will not hesitate to recommend you to our contacts and friends"*

*"We would just like to express our thanks for your expert assistance in selling our house. The prompt and efficient service from your company undoubtedly accelerated the process. We will certainly recommend your company to our friends in the area with the utmost confidence"*

*"Many thanks for all the hard work in selling our house. We appreciated the regular communication and commitment of all staff involved - a job well done!"*

*"Tomorrow we move into our new home and we have so much to thank you for. You have always been so professional, helpful, patient, efficient and friendly and couldn't have asked for more"*

*"From the initial marketing of the property through to completion we have found your companies standards and representatives most professional. Staff are enthusiastic in their work and client enquiries are quickly addressed, there is also an air of optimism about the task at hand. Good communication, good advice and discretion are clearly applied by everyone"*



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