



 **JOSEPHS**  
ESTATE AGENTS

*Your local estate agent*

# A local team with a brilliant reputation

Looking to buy, sell or rent a property? At Joseph's Estate Agents we are dedicated to bringing people and properties together. We aim to provide a fresh approach to the market by assuring our clients of a transparent, trustworthy and fair-priced service. We employ the very latest marketing techniques so that our clients can enjoy an outstanding level of professional service at a very affordable price.

The property journey is often fraught with obstacles and confusing jargon. At Joseph's we're passionate about properties and we're proud to stand among some of the North West's most experienced residential sales and lettings specialists. Our comprehensive local knowledge and expertise in the housing market is your guarantee of a hassle-free and affordable property journey. Your first step on that journey is to give us a call or to pop into our Bolton office for a coffee and a chat.

With transparent fees and a trustworthy reputation, you can depend on Joseph's to work with you and for you. Joseph's, your local choice.

## Meet the team...



Susan McDermott  
**Director**



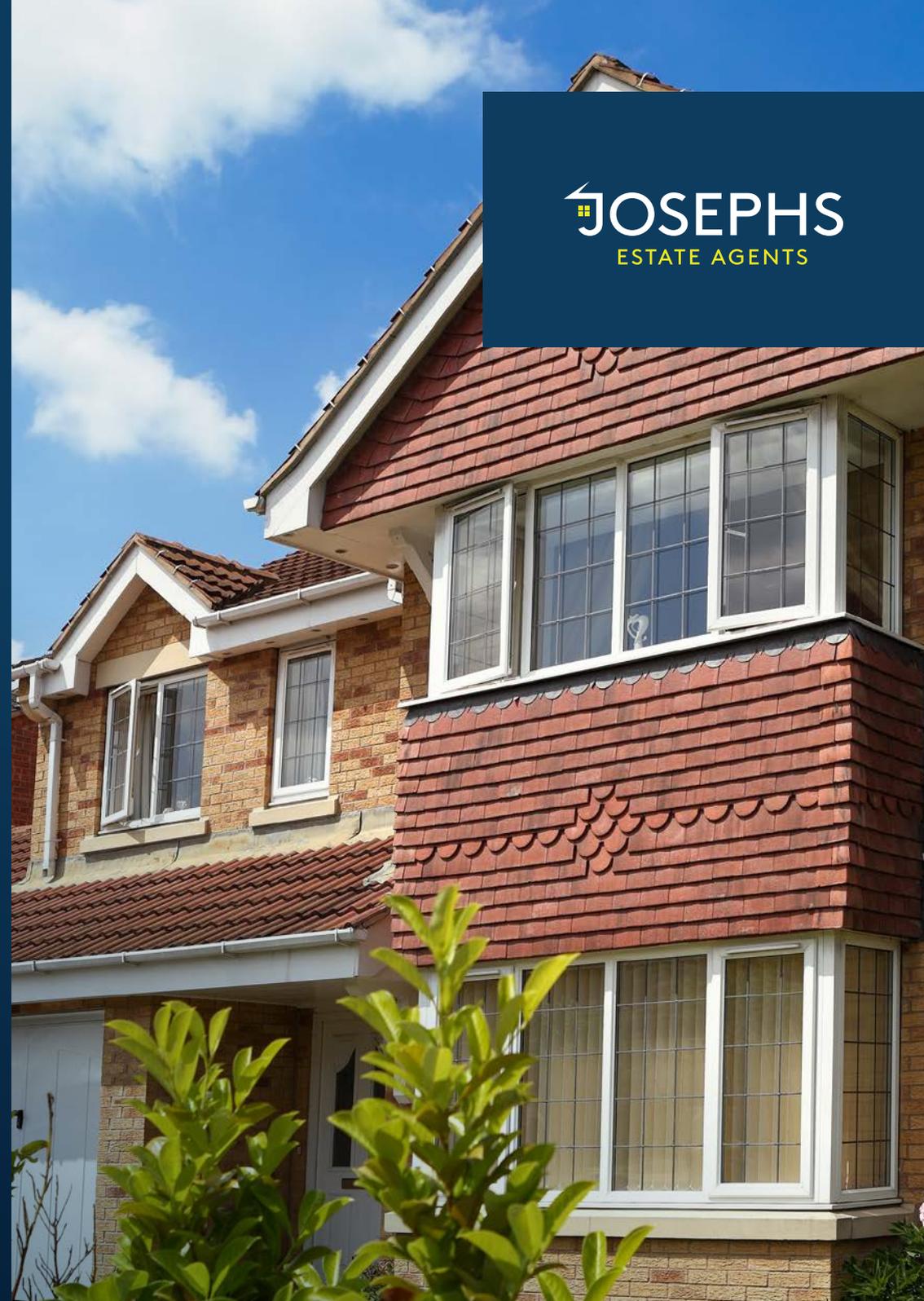
Alice Picton  
**Sales Manager**



Kayley Dewhurst  
**Sales & Letting Assistant**

The logo for Joseph's Estate Agents, featuring a stylized house icon with a yellow square and a white house shape, followed by the text "JOSEPH'S" in white and "ESTATE AGENTS" in yellow below it.

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# Sell your home in 6 easy steps

## 1 Booking In

Get in touch with us to book your free valuation! This is the first step for us to get to know you and your property. What makes it unique? Tell us everything from the history of your home to why it's time to move on.

## 2 The Free Valuation

One of our local valuers will come out and view your property, valuing it using comparable evidence which they bring with them. During this appointment, you will also be provided with more information about Josephs Estate Agent, our prices and a contract for you to have a read and think about.

## 3 Choose Your Package

Whether you decide to pay upfront or upon completion, we will still deliver the best service, working closely with you through the process.

## 4 Marketing

Once the papers are signed, we aim to advertise your property within 24hours! To ensure the maximum level of exposure possible, your property will be listed on all the main portals including Zoopla and Rightmove.

## 5 Sold

90% of our properties are sold within just 2 weeks of being marketed! We believe if the property is listed at the right price there is no reason for it not to sell.

## 6 Key Exchange

Start packing and leave the rest to us! Once you've provided your solicitor details we will ensure the sale of your home is progressing and on track for completion, keeping you updated weekly. We understand selling your home can be a big step, and we want to ensure this process is smooth, stress-free and easy for you.

**Low Fixed  
Fee from  
£299**

- Provide a free valuation
- Advertise your property on Rightmove and Zoopla
- Provide weekly reports upon request
- All enquiries will be dealt with immediately by our trained team
- Carry out sales progression and all negotiations
- Take professional photos for properties

**Get in touch for further information**

01204 655966

[info@josephsestate.co.uk](mailto:info@josephsestate.co.uk)





# Let your property in 5 easy steps

## 1 The Free Valuation

One of our local valuers will come out and view your property, providing the current market value and provide a potential rental value of your property.

## 2 Choose Your Package

Whether you choose a fully managed service or simply finding a suitable tenant, we will ensure the best service, working closely with you as the landlord.

## 3 Marketing

Once the papers are signed, we aim to advertise your property within 24hours! Your property will be listed on all the main portals including Zoopla, to ensure the maximum level of exposure to thousands of tenants.

## 4 Tenanted

Simple, straight forward and hassle free. Once the thorough tenancy check and referencing has been approved, we will handle the tenancy agreement, the deposit, and the key exchange, making the process quick and simple from start to finish!

## 5 Fully Managed Service

For only 8% per month, we will take care of the rent, inventory, property inspections, maintenance issues and much more, whilst providing you with regular rent reviews and up-to-date knowledge of the latest laws and regulations. Having our experienced local team managing your property will provide you with complete peace of mind!

**Tenant  
Find & Set  
Up Service  
£299**

- Free rental assessment and advertising
- Listing on Rightmove , Zoopla etc
- Provide professional photos
- Carry out accompanied viewings
- Provide comprehensive tenant referencing
- Preparation of tenancy agreement

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## Let us help with your legal arrangements

At Joseph's Estate Agents we love to bring people and property together. We enjoy working closely with our clients, building a trusting relationship with them, and supporting them on their property journey.

In the background we are continually working to make the buying, selling or letting process as hassle free as possible and deliver outstanding customer service at a very affordable price.

We know that moving house can be stressful, so we are proud to introduce a new service from Joseph's that could make your move considerably smoother. We have established a relationship with a local conveyancing solicitor who we will be delighted to recommend to our clients to help make the buying or selling process a lot less complicated.

Of course, you may still choose your own solicitor if you wish, but our team know the key to any successful property transaction is progress updates and effective communication. By working closely together with our recommended legal expert, we're able to ensure our clients receive accurate, timely updates and progress reports, especially if the property is in a chain. There are no upfront fees to pay and the price you are quoted will be fixed, plus, if the move should fall through by no fault of your own, then the solicitors fee will be waived.

For your convenience we have designed a package that includes the solicitor's fees in our final fee, giving you one less thing to worry about.

Find us on social media, email us, give us a call, or pop into our office for further details.

# JOSEPHS

## CONVEYANCING

- A highly experienced legal team
- A simpler, more efficient process
- Fixed price guarantee
- No hidden fees
- A no move, no fee promise
- Greater peace of mind

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## Need a little help with your property renovations?

We know that presentation is key when it comes to buying, selling or renting a property. From a lick of paint here and there, to installing a new kitchen or bathroom, it all helps to give you the edge on the competition.

It's often difficult to find the right person for the job, so Joseph's have just made it easier for our valued clients by assembling our own team of fully approved local contractors to help with everything from refurbishing a single room to a planned, complete rebuild!

Joseph's can now supply our clients with the expert services of a host of reliable tradespeople including plumbers, painters, electricians, builders and roofers.

For the bigger jobs we can help with design works, planning applications and building extensions.

At Joseph's Estate Agents we enjoy a reputation for supplying a quality service at an affordable price.

Following this ethos, all our contractors are accredited to our own approved contractors list to ensure our clients receive a quality service consistently delivered at a competitive price. For further piece of mind, our contractors are all fully insured and fully compliant with safe working practices with electricians and plumbers holding the necessary safety accreditations (as required by law).

Save yourself a headache searching for reliable and reputable tradespeople; with Joseph's approved contractors you get an experienced, skilled and reliable team on call 24/7. You'll be able to have direct interaction with the contractor and stay in control of your project. All our contractors will strive to deliver excellent customer service and best of all, you only pay when the job is completed.



- Approved, professional, contractors
- Reliable, safe and fully insured
- Contactable 24/7
- Stay in control of your project
- Add style and value to your property
- Pay only when the job is completed

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PROTECTED

