

JP&Brimelow
ESTATE AGENTS

Why choose JP&Brimelow?

We are an estate agency with a difference.

Our dynamic team is a force to be reckoned with when it comes to selling property. Our reputation for industry knowledge and honest dialogue means we have new clients coming through our doors every day and, tellingly, regular repeat clients as well.

The property world has changed over the past few years, and we have grown right alongside it. Our professional advisors are both experienced and forward-thinking and they are committed to ensuring that our customers experience a seamless journey with us from start to finish.

JP & Brimelow Estate Agents is owned and managed by Eddie Ellis and we are proud to have built an independent agent which has become a cornerstone of the regional property landscape.

Whatever your objective, we can support you. Whether you are looking to sell a property, find your dream home, source a builder, or explore a new financial opportunity, we have the knowledge and expertise to help.

Eddie Ellis MNAEA
Owner



"Eddie is the exceptional property guru in South Manchester. He offers a bespoke, boutique service and is the local 'go to guy' for property."

"Amazing company! From day one we felt that Eddie was the most dynamic agent we met and were confident that he would get the best outcome for us."



Look for the logo



There is NO mandatory regulation of estate agents. The idea that 'anyone can become an estate agent' is not far from the truth.

Our estate agents join NAEA voluntarily to demonstrate transparency and ensure they are at the forefront of developments in the industry and to provide the very best moving experience to their consumers - they have nothing to hide! By using a NAEA estate agent consumers are guaranteed to be consulting with a professional agent who can give them up-to-date advice and guidance.



How we market your property...

Every property is unique and therefore we don't have a 'standard' marketing strategy, instead we create bespoke campaigns that are tailor-made for each property. These campaigns are crafted to raise awareness of each property's key assets while capitalising on local market conditions and trends.

Why our customers choose us:

- ♥ Independently owned since 1998
- 📍 Local knowledge throughout South Manchester
- 🏆 Multi-award winning team
- 🏅 NAEA Property Mark - Qualified team members
- 📷 Professional photographer & walk through video on all properties
- 👤 Anti Money Laundering onboarding process
- 🏠 Choice of for sale board design
- 📞 Dedicated sales consultant as point of contact
- 📱 Bespoke social media campaign
- 🏠 Independent mortgage brokers
- 🔑 Accompanied viewings - with financially qualified buyers
- 🔑 After sales team - Sales Progression department with allocated point of contact
- 📖 Company lifestyle magazine with tips, properties and local business information
- ⚽ Support our local sports teams & community events



Social platforms



Professional video tours



Our website



Lifestyle magazine



Double fronted office



Moving house can be a stressful time, but at we aim to make your move as smooth as possible. This step-by-step guide offers helpful hints through the process of buying your next home.

1. Arranging your mortgage

Before you begin your property search, it is advisable to arrange your finances and, if required, have a mortgage agreed in principle. This will confirm how much money you will have to fund the purchase, which will ultimately influence your property search. We have a number of financial advisors who can help find the right mortgage for you.

2. Making an offer

Once you have identified a suitable property, we will put your offer forward to the seller both verbally and in writing stating any special conditions of the offer. You may need to demonstrate, if requested, that you are able to proceed (e.g. provide evidence of your mortgage agreed in principle). There are no legal obligations on either side until contracts are signed.

3. Offer agreed

Once your offer is accepted we will do the following:

- Prepare a memorandum of sale
- Write to all parties to confirm the agreed price
- Ask you to confirm your solicitor's and mortgage broker's details
- You will now need to instruct a solicitor to proceed with the conveyancing process and your mortgage broker to proceed with your application.

4. Instructing a solicitor

The successful purchase of a property can be reliant on the instruction of an efficient and experienced solicitor. It is a good idea to use a solicitor who knows the area that you're moving to and specialises in conveyancing.

We have a selection of tried and tested solicitors that are experts in property who we would be happy to recommend.

Congratulations, you are now the legal owner of your new home!

5. Conveyancing

As part of the conveyancing process your solicitor will do the following:

- Raise any enquiries on receipt of the draft contract from the seller's solicitor
- Request their own local searches
- Agree on a date for exchange of contracts

We will assist your solicitor and negotiate throughout the process, keeping you informed every step of the way.

6. Survey and mortgage offer

A survey of the property will be booked by a surveyor on behalf of the mortgage lender to identify any structural problems and advise on the property's value.

After the mortgage valuation report is received, a formal mortgage offer will be sent to you and your solicitor which you will need to sign before it is returned. There are no legal obligations until contracts are signed.

7. Exchange of contracts

Exchange of contracts occurs when all enquiries have been confirmed and agreed.

Once the contract has been signed by both parties the deposit (usually 10% of the purchase price) will be transferred from your solicitor to the seller's solicitor. The completion date is then set by mutual agreement.

8. Completion

Completion is when the residual monies (usually 90%) are transferred from your solicitor to the seller's solicitor's account.

We will release the keys once the money has cleared in the seller's account.



Looking for the right mortgage?

- Compare top mortgage deals
- Over 100 Five Star Customer Google Reviews
- We take the stress out of finding a suitable deal
- We will find the right mortgage for your needs and circumstances

Your mortgage is likely to be your biggest commitment, so let the team shop around to find the right deal for you.

Call us today on 0161 529 9110 or email info@bespoke-mortgage.co.uk

Your home may be repossessed if you do not keep up repayments on your mortgage. A fee may be charged for mortgage advice. The exact amount will depend on your circumstances. Bespoke Mortgage & Protection Services Ltd is an Appointed Representative of The Right Mortgage Ltd which is authorised and regulated by the Financial Conduct Authority. Registered in England and Wales. 11983178. Registered Address: 33 Chester Road West, Queensferry, Deeside, Clwyd, United Kingdom, CH5 1SA.

JP&Brimelow recommended suppliers



This months top tips to sell...

Should you repaint your front door to help sell your house?

This is actually a question we get asked more than you'd think. We talk to our vendors about how to help maximise the positive aspects of their home, and what aspect should be more positive than that first sight - the front door?

There was a time when if your front door wasn't black or white, your home would stand out in the street, and not in a good way, but now, it seems, individuality is a good thing!

Here are four colours you might like to consider when repainting your front door:

1. Forest green

Green is quickly becoming the new neutral, seen as a soothing colour, connecting us to nature. Choose black hardware, rather than brass or chrome.

2. Raspberry pink

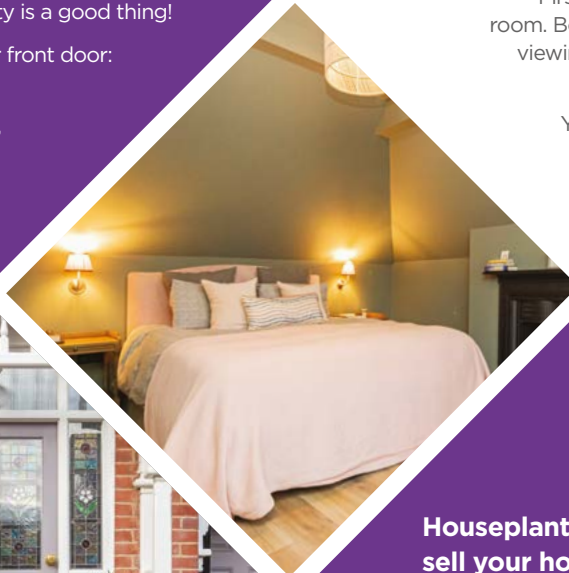
This joyful, vivid shade will send a strong message of a house well-loved, of individuality and happiness.

3. Rose pink

Soft, warm tones are gaining in popularity at the moment because they evoke feelings of comfort and security.

4. Cerulean blue

Think of the colour of the sky on a clear spring morning, before the sun gets too high and washes the colour out of it. A glorious blue will always invoke happy memories of summer days and holidays, and will give visitors an immediate sense of welcome.



Styling your bedrooms to help sell your house..

You will no doubt have heard that every home for sale needs a 'wow' room - the kitchen or the bathroom MUST knock viewers' socks off. Not so. In fact, these are the two rooms people are most likely to change first.

What people really want to know is - will I feel at home in this house?

And this is where a beautiful bedroom comes in.

Here are our top tips to create a luxe hotel feel in your master bedroom.

First, invest in some plastic boxes with lids and clear as many shoes as you can from the room. Box them up, stack them in the garage, or even in the car during those times you have viewings. Clear the dressing table of everything but a bottle of scent and a luxe magazine.

Hide everything you usually leave out, from hair brushes to lipstick, away in drawers.

You want your bed to look hotel-pristine, as if the viewer could simply throw back the duvet and climb in. This isn't going to happen if you present them with a wrinkly duvet cover, haphazardly strewn pillows and mismatching bed linen. Add a couple of scatter cushions (don't go overboard!) which gives an immediate hotel luxe look.

Take a look at your bedside tables. All they should contain is a lamp, an alarm clock and, maybe, a book. Make sure the bulbs in your bedside lamps are the same wattage and type. Before a viewing, switch these on, rather than the overhead light.

If you have an ensuite - declutter it to the max! Clear down the surfaces, make sure every inch of porcelain is sparkling clean, add a big, bold houseplant and pop a reed diffuser in there.

Home buyers buy in to a potential lifestyle as much as they buy in to a location and size of property. If you show them a relaxing, stylish and enviable space, you're half way to convincing them that your home is the one they want.

Houseplants can help sell your home..

Houseplants are an easy, inexpensive way to add style to a room without committing to a major makeover. Many are known to act as air purifiers, and the time we take to care for it, is proven to be good for your mental wellbeing.

Our top 3 indoor faves are:

Sansevierias, or snake plants - a sculptural, green and yellow-leaved plant with a vertical habit, making it easy to fit into relatively small spaces.

Monstera, or Swiss cheese plant - these give us big, glossy leaves in a rich, dark green and only ask that you remember to water them on a weekly basis.

Parlour palm - low maintenance, but need to be kept out of direct sunlight, so they're perfect for adding a pop of colour and interest to a dark corner.

Meet the locals...



X @txm_movers

Who are you and what do you do?

I am Ross Griffiths and I am the director of TXM Removals, the number 1 Chorlton based removals service.

What do you like doing or where do you like going locally?

I like walking on Chorlton meadows and visiting Lucky Mamas for a pizza.

What do you think makes the area different?

I think that people pride themselves on living in Chorlton and invest themselves into making the area a better place to live. When I first moved to Chorlton it was in to a Mother and Child refuge on Stockton Road. 25 years later and Chorlton is my home. The place which allowed me to grow into successful businessman despite the odds being against me.

If you could be anyone for the day, who would it be & why?

George best, because he lived in Chorlton and he was also on one of the best teams Manchester has ever seen!



X @blossomchorlton

Who are you and what do you do?

Jane, Blossom Flowers - a florist delivering seasonal bouquets locally, weddings, funerals and contracts for homes, bars, restaurants and offices.

What do you like doing or where do you like going locally?

I love to walk the dogs around Chorlton Water Park and down by the Mersey river and eat out with family in local restaurants.

What do you think makes the area different?

Small business and the support received for those businesses from local residents.

If you could be anyone for the day, who would it be & why?

I would be Bear Grylls, outdoor super survivor!



X @TheBarbakan

Who are you and what do you do?

Frankie Najdich, Managing Director of Barbakan Delicatessen & Bakery.

What do you like doing or where do you like going locally?

I like taking my beautiful niece to Longford park, chatting to the regulars on our Barbakan terrace and spending evenings eating giant burgers and drinking cocktails at the Launderette, Beech Road.

What do you think makes the area different?

I love the community feel that comes in Chorlton, stopping to chat to friends and customers when I walk into Frosts the Butchers or Out of the Blue fish shop. We're a friendly bunch!

If you could be anyone for the day, who would it be & why?

It was always a pipe dream of mine to be a PussyCat Doll!! Maybe in another life...



We think it's really important to support our local community. Here are some of the teams, clubs and events we sponsor.

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