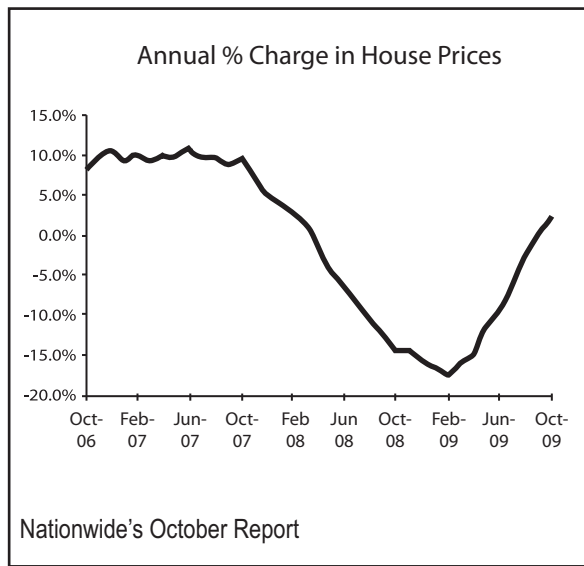




# Three Agents Working Together

## OVERVIEW OF THE MARKET

OUR BEST SALES PERIOD FOR OVER 2 YEARS!  
In quarter 4 of 2009 we sold £25million worth of property



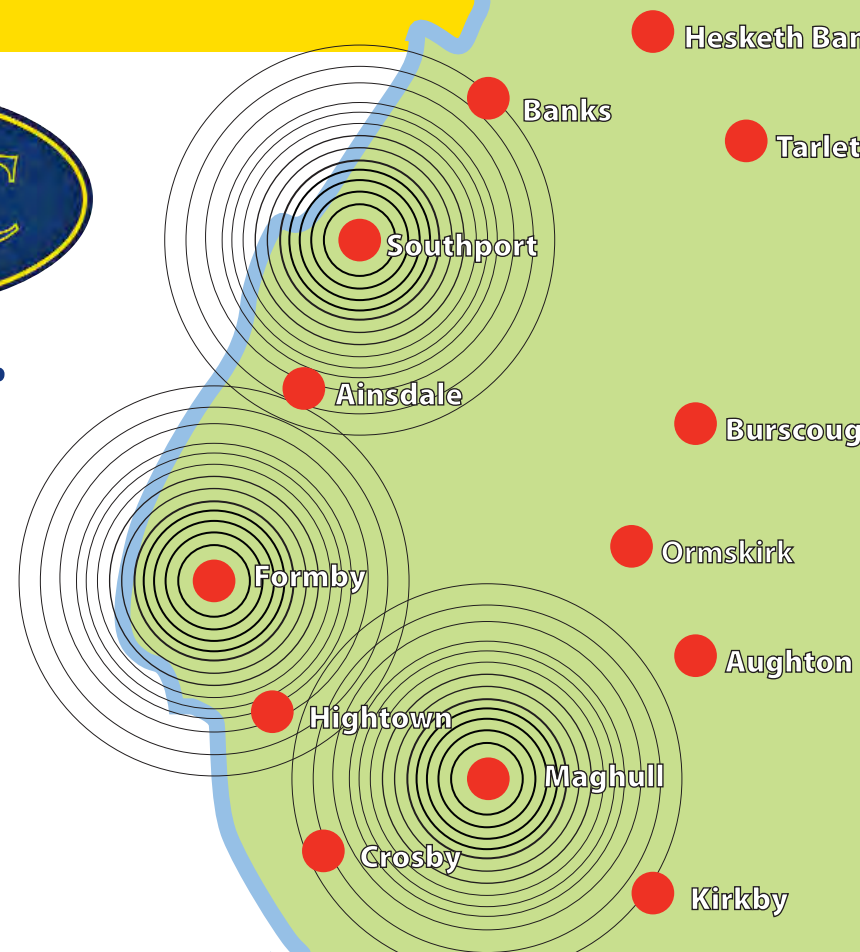
We are pleased to report our best sales activity since early 2007, with many of our sensibly priced properties selling well in the last quarter and the average gap between asking price to selling price narrowing from 8% below asking price to 4% below asking price in the last quarter. Indeed in the last quarter of 2009 we saw a 35% increase in sales for the same period for 2008.

The UK housing market saw some dramatic changes during 2009. The first half of the year saw a continued drop in prices whilst the second half of the year showed significant improvements in sales activity and the values of those sales. These trends were mirrored locally although the initial drops in prices in this area were not as much as the national average.

If the market remains stable at these levels of activity then it appears the market is returning to equilibrium and sellers in 2010 can be hopeful of seeing a sale being achieved in a reasonable amount of time. Moreover if a seller is also looking to buy a property, a market equilibrium often can provide more choice of properties as the scramble for properties and the dreaded *gazumping* we saw in the early and middle part of the last decade has largely gone away. Indeed it is in our view that these current market conditions are the most advantageous to those who are selling and buying. We can now buy with confidence that a property is priced at a reasonable and sustainable level.

The key to being successful in moving in this economic environment is a realistic pricing policy to attract the buyers and a comprehensive marketing strategy designed to give our properties maximum exposure. Our research and thorough understanding of the local market is essential in providing this. We pride ourselves in the quality of the advice we give, based upon our long experience in selling properties in all market conditions and our expertise in the local area.

So what next? With the recovery in the economy looking somewhat patchy and new tough mortgage proposals for the FSA, intended to put a permanent halt to reckless lending, the outlook from many forecasters differ between those who predict a steady growth in house prices to those who still believe another drop in prices may be around the corner. A common sense view seems to be that the worst is behind us and that we are entering a period where the market needs to stabilise for a significant period before any sustained growth in prices can be seen.



### INNOVATIVE MARKETING

At Chris Tinsley Estate Agents we have always been keen to embrace new technology and are delighted with 'Videotettes' - an exciting new concept in property marketing.

This new technology allows us to present properties in a fresh, new and exciting way, with moving images and a soundtrack or voiceover. The Videotette can be emailed as well as traditional sales details and is featured on our own website as well as Rightmove.

## WE NOW OFFER FREE VIRTUAL TOURS FOR ALL NEW INSTRUCTIONS



**360° Virtual Tours**  
The Ultimate Online Marketing Tool

Thinking of selling? Then you're probably wondering how to make your home stand out from the crowd...

If so, consider this. These days, the Internet is for the first port of call for the majority of house-hunters. This means you need something to give your home real online impact - something to make it leap out of the screen.

That can only mean one thing. Our 360° Virtual Tours creates a stunning video of your home, in conjunction with a floorplan, this makes it come alive online. We can also show these virtual tours & floorplans to potential buyers in our office.

So, if you're serious about selling, Free Virtual Tours are quite simply the only game in town. If you would like more information on our free virtual tour offer, please either **ETC on 01704 832233** or **Ian Crane on 0151 527 2700**. Call into our **Formby or Maghull offices for a demonstration**.

## We are delighted to be supporting the Help for Heroes Charity during 2010

We are proud to announce that through our offices in Maghull, Formby and Southport we are endeavouring to raise funds for the Help for Heroes charity.

We will be organising fund raising events throughout the year through our three office network. If you would like any further information about Help for Heroes or indeed would like to help us with any of fund raising events please do not hesitate to contact **Ian Crane on 0151 527 2700**

### "A Hat Trick for Dave Barron."

Having worked with Chris Tinsley Estate Agents for a number of years Barron independent Mortgages is happy to announce that they are now also working alongside ETC Estate Agents and Ian Crane Estate Agents to provide their clients with independent mortgage advice to purchase their home.

They bring an independent mortgage service, liaising with all the major high street banks and building societies together with specialist lenders to ensure the best provision to suit every possible mortgage connotation. The appropriate mortgage is selected and process is made simply by using the latest in technology to deliver a fast-track service.

David Barron, Managing Director added "With all the companies so customer orientated, I am looking forward to working together to give the ultimate level of service."

**CHRIS TINSLEY**  
12a Anchor Street • Southport • PR9 0UT  
01704 512121

**EVANS TINSLEY & CRANE**  
62 Brows Lane • Formby • L37 4ED  
01704 832233

**IAN CRANE**  
21 Westway • Maghull • L31 2PQ  
0151 527 2700





Meet the Team...

**HELEN BUCKELS**  
- Senior Sales Negotiator

Helen is a key member of the formby team who oversees our Estate Agency Sales and our Santander Agency in Formby. Helen is a local Formby resident and has been all her life. Helen joined our team at Formby just after we opened

our office in 2005 and has over seven years estate agency experience.

**What are your likes & dislikes about your job?**

The most rewarding part of the job is on moving day when we give and receive keys for sellers and buyers and seeing the excitement and sometimes relief of happy clients. The thing I dislike the most is not always having the right property for our potential buyers.

**What are your main hobbies and interests?**

I enjoy socialising very much and this often centres around shopping, cooking, nights out and going to the cinema. I also have a keen interest in animal welfare and enjoy walking my dog Poppy.

**What is your dream holiday destination?**

The Bahamas

**Who would be your four favourite dinner guests?**

Jonathan Ross, Simon Cowell, Brad Pitt, Coco Channel



Meet the Team...

**GILL CRANE**  
- Office Manager Maghull

Gill has been in estate agency for 20 years and has passed National Association of Estate Agents exams. With her extensive knowledge of property Gill oversees our sales and lettings departments at Ian Crane in Maghull.

**What are your likes & dislikes about your job?**

I am one of those people who actually likes coming into work in the morning and I enjoy meeting the public. A great buzz from the job is when I get an offer accepted. The things I dislike is when people aren't nice to me and when sales sadly fall through.

**What are your main hobbies and interests?**

Cooking in particular Portuguese cuisine and cookery television programmes for some new tips. I enjoy my social life. Reading my favourites are autobiographies and "chicklit".

**What is your dream holiday destination?**

St. Lucia

**Who would be your four favourite dinner guests?**

Tim Lovejoy, James Martin, Gok Wan, Peter Kay



Meet the Team...

**PAUL HAMILTON**  
- Property Valuer & Sales Negotiator

Paul has been working for Chris Tinsley Fine & Country Estate Agents for nearly three and a half years.

**What are your likes & dislikes about your job?**

Since becoming an Estate Agent I have enjoyed meeting and dealing with all sorts of people. I enjoy the freedom that my job role allows me and especially not knowing what my day will hold from one day to the next.

**What are your main hobbies and interests?**

I enjoy illustrating, painting and portraiture and over the years have managed to win a number of national painting competitions and exhibit my personal works in a number of galleries nationwide. I also enjoy cooking and weight training.

**What is your dream holiday destination?**

My ideal holiday destination would be Great White Shark cage diving in Cape Town, South Africa.

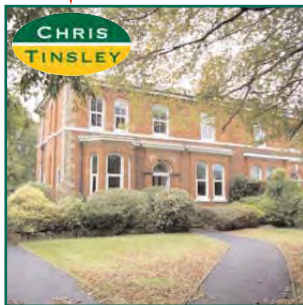
**Who would be your four favourite dinner guests?**

Leonardo De Vinci, Audrey Hepburn, Harry Houdini, Bruce Willis

# HOT PROPERTY

## SOLD

This fabulous period semi detached property exceeded all expectations when it came to the market in the Autumn of 2009. We had a huge number of enquiries as properties in this much sought after location rarely come on the market. The accommodation briefly included; Entrance Hall, Lounge, Dining Room, Morning Room, Kitchen, Bathroom, Four Bedrooms and a Bathroom with Wc. Extensive cellars. The property stands in delightful mature gardens to the front and rear, with off road car parking and a Two Storey Coach House to the rear.



## FOR SALE

The property retains many character features and has been tastefully and sympathetically improved by the current vendors. The accommodation, of which an interior inspection by serious purchasers only is recommended, comprises gas central heating, entrance hall, three reception rooms, study/bedroom, spacious kitchen/breakfast room with fitted units hob and oven, separate utility room. Above master bedroom with fitted furniture and en suite shower room, three further bedrooms including guest room with dressing room off, main bathroom with modern suite. Impressive gardens to front with drive in leading to attached garage, secluded mature gardens to rear.

## SOLD

An extended semi detached family home with spacious accommodation that includes gas central heating and double glazing. The property is situated in a popular residential location convenient for local amenities including schools, shops and transport links. Open porch, entrance hall, living room with feature fire, sitting room/dining room, kitchen with fitted units opening to extended breakfast room. To the first floor there are three double bedrooms and a further single bedroom, bathroom with electric shower to bath, separate w.c. Driveway with parking for cars leading to garage, well tended and mature front and rear gardens, the rear being not overlooked.



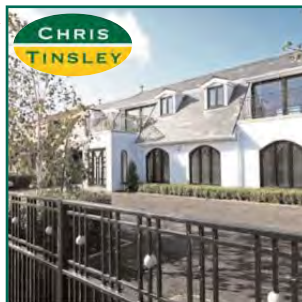
## SOLD

This delightful double fronted detached house extensively modernised comprises of: entrance hall with cloakroom; spacious lounge; a magnificent open plan family room with the a quality contemporary fitted kitchen; dining room; study; utility; five bedrooms; two en-suites; a family bathroom; the master bedroom having an en-suite, walk in closet and balcony with delightful views. Extensive grounds accessed via electronic gates, with parking for several vehicles and a double garage, formal lawned garden, paddock, stable, tack room, kennels.



## FOR SALE

This property has undergone a major refurbishment and extensive redesign by the present owners. The property is offered for sale in its current condition with the option to finish the property to your own standards and requirements or the current owners can complete the project (subject to agreement on fittings and costs). The light airy accommodation has a distinct American open plan feel and briefly comprises; Entrance Hall; Living Room open plan to Kitchen and Conservatory, two bedrooms and Shower Room. Indoor Swimming Pool, Plant Room and WC. The first floor is a complete Suite comprising Sitting Room, Master Bedroom with Dressing Room and En Suite, the Sitting Room and Bedroom have Balconies to the front and rear enjoying fabulous views over the Southport Municipal Golf Links.



## FOR SALE

The property has undergone a considerable programme of re-furbishment by the current vendors. The accommodation briefly comprises of: to the ground floor; two reception rooms; kitchen/breakfast room; utility room; to the first floor; three bedrooms with en-suite shower room to the master bedroom a spacious family bathroom; to the second floor there are a further three bedrooms and a bathroom. The property further benefits from: partial double glazing; gas central heating system; driveway and gardens with a Westerly facing rear garden.



### Do you live in an apartment?

Having problems with your Flat Block Management?

Is your Managing Agent under performing?

Are you concerned about the maintenance of your development?

Are you spending more time running your development than enjoying living there?

Are you wondering who to turn to for help?

If you live in an apartment block and feel you want a more personal service with experienced local professionals then please call us to arrange a free, no obligation consultation.

Westbridge Facilities Management • 12 Anchor Street, Southport PR9 0UT • 01704 535029



## Anthony Hill Partnership

act as consultants to Ian Crane, Evans Tinsley Crane and Chris Tinsley  
**OVER 40 YEARS OF EXPERIENCE**

The new Business Rates for 2010 come into force in April.  
If you feel unhappy... Call Us on: 01704 532728



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