

#moving
PEOPLE in 2022



PHILIP JAMES KENNEDY

By Franca Carbone

our pledge

We promise to sell your house faster, achieve a higher price for it and give you a better service than any of our competitors. We have a reputation as Denton's most innovative, hard working estate agent and understand the characteristics and fast moving nature of the local market.

Franca Carbone



welcome 2022

As a well established and highly reputable local estate agent, Philip James Kennedy is a progressive and friendly agent, managed by respected property professional Franca Carbone.

Our service extends through Dane Bank, Whittle Farms, St Annes's and Haughton Green areas of Denton as well as Audenshaw, Droylsden and Gorton.

The marketplace during 2021 has seen a surge in the local property market with record levels of sales and many properties generating multiple bids. House prices have increased as a result and properties are selling and completing faster.

During these unprecedented times the importance of 'home' has increased with many buyers wanting more space for

working from home; more space to relax and exercise, and many buyers wanting more outside space, easy access to a local park or a larger garden.

The much publicised 'stamp duty holiday' was another fantastic boost for the property market in 2021 but the real driver has been ultra-low interest rates set at 0.1% and a confidence that property prices in Denton and the surrounding areas should remain positive in the coming year.

During 2022 we will continue to give you direct access to the best homes in the area, all marketed with moving video tours.

our people

The people at Philip James are our biggest asset and the continuous training that we all take part in ensures that our clients benefit from the most relevant and useful training available.

As a progressive company we attract and aim to recruit the brightest and most enthusiastic individuals giving them a dynamic, friendly and incentivised environment to thrive in.

In an industry where turnover is high, the longevity and experience

of our teams is a real asset enabling our clients to liaise with the same individuals year after year.



The PJK team volunteer at a Homeless Charity



10k Manchester Run



our culture

Supporting local people and businesses is at the heart of Philip James and we are proud to have supported many local organisations, schools, charities and sports groups over the last twenty years.

Our aim is to support local groups and organisations to create places, events and spaces that bring people together.

This all contributes to making our teams a true part of their community and helps to make the selling process as enjoyable and rewarding as possible.

why we're different

We have created a strong and distinctive brand to make Philip James Kennedy the most recognisable estate agent in the area, attracting hundreds of buyers every month. We apply this creative approach to marketing your property skilfully and efficiently, to achieve a faster sale at a higher price. This is our strength.



Franca Carbone
AREA SALES MANAGER

A senior member of staff with over 20 years' experience, Franca has a significant knowledge of the industry. Having worked in the area for many years she knows what both buyers and sellers expect from an agent and works to exceed those expectations. She prides herself on a fair and honest approach to estate agency and this integrity is reflected by the number of recommendations she receives from previous clients.



we don't just take a picture

our specialist copywriters create well-written glossy brochures with:

scaled and measured floor plans

3D images, including location, land registry maps and aerial views

contemporary design templates

professional photography

professional photography is essential to show your property to its best advantage, we use: wide angled lenses, optimum lighting, creative framing, advanced photo software, architectural photographers, mast images when appropriate, moving drone photography

longer opening hours

we introduced extended weekend and late opening hours

80% of our accompanied viewings take place during evenings and weekends

we provide accompanied viewings until 8pm for busy professionals

we offer viewings seven days a week



expert advice

we employ and train a market leading team

we have the highest staff-to-property ratio in the area

we know the properties we're selling, including the best selling features

our consultants are skilled in negotiation, sales and completion

we guide you through the legal and selling process

accurate valuation

we have unique insight locally due to the high volume of properties we sell

we complete many valuations every week

we have an intimate knowledge of property prices in your immediate area

we consider local features; access, restaurants, parks and schools

reasons why we're the most recommended agent in the area

Covid-19 secure procedures - ensuring the safety of our customers and teams during in-person appointments

24 years of unrivalled success

In 2021 we sold more properties than any other agent within our area

A reputation for achieving the highest price possible

Competitive sales commission which includes all aspect of marketing, negotiation and service

We are a progressive company who financially support and are actively involved with local charities, sports clubs and teams

No tie-in periods

philipjames.co.uk

Brand new properties are highly sought after, so we have pioneered 'The Weekend Viewing Event' marketing strategy to ensure that your property receives maximum exposure the day it goes on the market.

the weekend viewing event

how it works

We allocate a weekend allowing the property to be prepared for viewings in advance, and organise appointment times introducing an element of competition between buyers on the day. Unlike 'Open House' when buyers turn up at the same time, our events are strictly view by appointment which is far more likely to generate offers from buyers who have had a professional viewing of your home.

A different way to sell your property...

the offers

When buyers are aware of other interest and viewings, your property becomes increasingly desirable. *With our team of negotiators hosting and liaising with buyers you can relax and leave everything to us.*



what's the word?

It is said that self praise is no recommendation, a sentiment we at Philip James Kennedy agree with. Our reputation is based on our ability to provide the best service possible. Therefore, we value the feedback our clients provide as it comes from personal experience.

Google
Reviews ★★★★★

“
Outstanding service from start to finish! From Franca making sure we sold ours quickly to ensuring we found the right forever home for my family. Also I cannot thank Olivia enough for making the stressful event of a house sale and move as smooth as possible. She went above and beyond in dealing with solicitors, buyers as well as myself and was in constant contact and nothing seemed to much trouble. She was extremely knowledgeable and supportive throughout the whole process - couldn't have done it as quickly without her! We wouldn't hesitate to recommend Phillip James to anyone wanting to sell their home or purchase via them due to the excellent service we had.

Kelly Havern ★★★★★

“
Lisa has been amazing following the sale of my property. She was always professional, responsive and always offered help.

Lisa also went the extra mile in recovering a document which I needed from the Land Registry. She kept me fully up-to-date every step of the way. Prior to the sale all staff were very courteous, professional and were on the ball when it came to viewings on my property and feedback following those. I didn't have anyone not turn up for a viewing which is down to the vetting of prospective buyers. I received good advice and regular calls from Franca reviewing my sale throughout the whole process from the initial valuation. Good overall team work.

Sandra G ★★★★★

“
Franca and the team was absolutely fantastic in the whole process of selling our property.

A piece of advice I was given about choosing an estate agent was, rather than cost/location etc, ensure that it was someone that you got a good honest vibe from, as this person would end up showing your potential buyers around - if you felt at ease, its likely others would also - I can say that was a big factor in picking Franca and Philip James. The effort, communication and brochure were all fantastic.

Kerry & Gary ★★★★★

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