

Celebrate in style at Heswall Hall

Hire us for your special event



“The staff and management were really helpful and accommodating and answered all our questions really quickly. We had a great night and would recommend the venue to anyone considering an event. Many Thanks.”

Samantha Thompson

“We had so many positive comments conveyed to us at the end of the evening and many messages since, it is gratifying to know that our guests fully enjoyed themselves.”

Dave Crowden

- ★ Excellent catering facilities
- ★ Rooms to suit your event – large or small
- ★ Stage, sound and specialist lighting
- ★ Fully licensed bar at reasonable prices
- ★ Sprung dancefloor



Heswall Hall
the venue for all occasions

We would love to show you around
Contact Trudi on 0151 342 2614
Email: trudi@heswallhall.co.uk

www.heswallhall.co.uk

Registered Charity number 1140612



HUNTERS
HERE TO GET YOU THERE

Four steps to add value to your home

There's no doubt that certain improvements can add significant value to a property. We have had a look at four of the best ways for you to invest your time in improving your home.

Making the outside look nice

Giving the front of your house a new coat of paint, tidying the front garden, and cleaning the windows could add as much as £5,000 to the value of your home. It's all about making it look welcoming and enticing for prospective buyers booked in for a viewing.

Extensions and conservatories

Adding an extension or conservatory will nearly always add value, but it's not a cheap project so it's best to do some basic research in advance. Gauge how much value this will add by looking at prices for similar properties in your area that already have extensions and conservatories. In the same way, it's a good idea to look around your local area for similar extension projects and talk to people who've done them – this way you'll be able to gauge your chances of getting planning permission for certain types of extension. Applying for planning permission costs about £300 and unfortunately the fee isn't refunded if you're rejected. Also, remember that gardens and outside space add value to a property – so don't build a big extension to the detriment of your outside space.

Making space indoors

Essentially, the more rooms you have, the higher the value of your property, and actually, 'knocking through' to splice two rooms together and make space in this way will reduce the value of your property. So it's best to think about adding space in other ways, namely converting a loft, basement or garage into an extra room. A further bedroom, or a utility room, downstairs bathroom, or study are all selling points, and of course, you're unlikely to need planning permission for this kind of conversion.

Refreshing the kitchen

Tatty and dated kitchen units are simply going to lower your selling price because buyers will have in mind how much time and money they will need to replace them. However, a nice trick is that you don't have to shell out on a whole new kitchen – simply by replacing or refinishing the cabinet doors you can create a sleek, shiny and modern look. If you're handy, refinishing or replacing doors can be done over the course of a long weekend, but otherwise, or to save yourself the time, hiring a good carpenter will result in a perfect finish and of course will be substantially cheaper than fitting a whole new kitchen. As ever, little details will make a difference and replacing plastic light switch and socket covers with chrome or brushed aluminium is a smart plan. A manky kitchen floor is quite off-putting – any kind of new floor covering will add value, but of course a posh stone or tile one will add the most.

Hunters, here to get you there...

240b Telegraph Road, Heswall, Wirral, CH60 7SG.
Telephone: 0151 342 2444.