

Experiencing the loss of a loved one is always a traumatic and painful experience and dealing with the practical matters can be the last thing on your mind. Here at Edward Mellor our probate department offers a unique service, sensitive to your needs to try and take the worry of dealing with a property away from you and solve any issues you may have.

The things that could need addressing immediately are;

- Lock changes
- Water draw down
- Meter readings
- House clearance
- Preparing the property for the open market

We can also help you deal with the probate and organise a solicitor to help deal with this on your behalf.

Our probate department is run by **Louise McDonald**.
Louise has been a property professional for over 20 years.

With over 25 years experience you can trust Edward Mellor probate to look after your needs every step of the way.

EDWARD
mellor
probate

Some questions you may have:

I can't think about selling the property just yet?

We recognise that you will have a lot to cope with at this time both emotionally and practically. We can provide assistance to look after the property whilst it is empty. We can arrange if required clearout, cleaning, regular inspection visits, gardeners for the summer months, water system draindown for as long as you require.

There's no Edward Mellor Branch near to the property?

Within Stockport, Greater Manchester and Tameside we have branches that are local to most areas and with our fantastic website and presence within the local press we will be able to market the property to ensure it has the right level of exposure to sell it. If the property is to be sold through auction then we have experience of selling properties from Cumbria right across to Wales so location of branches really isn't an issue.

Will I have to deal with lots of different people?

No, we recognise that this is a difficult time and we will do all we can to support you through this difficult period. You will have one point of contact throughout your relationship with Edward Mellor Probate.

I want to sell the property, what are my options?

Here at Edward Mellor we can advise you on the best solution for your needs. Depending on the physical state of the property will determine the best route for you - whether it's through private treaty, public auction or if you would like to let the property out, we'll be able to help you with the process.

There is a mortgage on the property - what do I need to do?

Our sister company Explora who are registered members of Openwork will be able to answer this question and any other financially related question you may have regarding the property. We are also able to advise you on Inheritance Tax.

What other options are available to me if I don't want to sell?

We have a lettings and property management department here at Edward Mellor who can look after all aspects of managing a property to let

I have more questions and would like to talk to you - what do I need to do?

Please call Louise and the team on 0161 443 4740 and we'll organise an appointment at a time to suit you to discuss your requirements further.

You're in safe hands - we are accredited by the following associations NAEA, Openwork, ARLA, RICS

www.edwardmellor.co.uk

0161 443 4740