

SMALL UPGRADES THAT GO A LONG WAY

No one wants to spend a fortune when it comes to selling a home, but most want to spruce up a few areas to make their property more appealing to potential buyers. There are several types of small improvements individuals can make that can transform the look of a home without forcing them to break the bank.

When it comes to making home upgrades, it's important that sellers remember to go for simple, clean improvements that make homes look more modern and elegant.

New countertops

One of the first areas sellers often focus on when making improvements is their kitchen, and rightly so. Buyers may examine a kitchen space more closely than bedrooms and bathrooms because this is the area where a family will spend the majority of its time. However, unless there is significant damage to the room, sellers may not need to renovate the entire kitchen. Instead, small changes, such as replacing the countertops with a nicer material may be enough to give the area a newer and fresher look, according to AOL Real Estate. Owners should consider using materials that are common in neighboring homes. A buyer may be less likely to purchase a home with tile countertops when the surrounding homes on the market all feature granite or marble.

New doors

Many homeowners overlook the appeal of new front, back and side doors, but these features are some of the first that buyers see when they pull up to a home. Adding a new door or painting the current ones to make them stand out can make the home feel more welcoming. In addition, adding new handles and locks can make buyers feel more secure. Doors are relatively inexpensive, and can be installed by the owners themselves with little effort.

Replace hardware and fixtures

Old, ruddy cabinet handles, kitchen spouts and light fixtures can be a turn off to buyers and make the home seem outdated. Replacing these fixtures with modern, top-of-the-line hardware is a simple and affordable solution that can be done quickly. Most home improvement stores carry a variety of fixtures and hardware, and owners can compare costs easily by doing some research online.

While homeowners are seeking out new fixtures, they may also examine paint samples to freshen up the colors in their home and make it more inviting.