



## Featured Property of the Month



**Moss Lane, Bretherton**

**OIEO £825,000**

Absolutely delightful four bedroom period cottage with exposed beams throughout, extensive gardens and substantial garage & workshop available with no upward chain.

Close to primary transport routes, village amenities, great schools and with country walks just outside the front door, Moss Cottage is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. Council tax C, EPC C, Freehold.



**Pennington Drive, Farrington**

Offers In Excess Of £215,000



**Highsands Avenue, Rufford**

Offers In Excess Of £230,000



**Highfield Road, Croston**

Offers In Excess Of £325,000



**Astell Court, Buckshaw Village**

Offers In Excess Of £137,500



**Camellia Drive, C-L-W**

Offers In Excess Of £475,000



**Fieldside Avenue, Euxton**

Offers In Excess Of £285,000

# A little insight into this month's *new listings...*



## Ambleside Avenue, Euxton

Very spacious, extended semi detached property on a corner plot with four double bedrooms, conservatory and first class home office. Close to village amenities, primary transport routes and walks in the countryside.

Offers In Excess  
Of £295,000



## Wheatfield, Leyland

Delightful and spacious three bedroom detached property on a semi corner plot giving it a large frontage, in a popular residential area, close to primary transport routes and in the catchment area for excellent schools.

Offers In Excess  
Of £275,000



## Wood Lane, Heskin

Beautifully presented, garden fronted modern mews property with three bedrooms, two parking spaces and lovely both inside and out, available with no upward chain.

Offers In Excess  
Of £215,000



## Wood Lane, Heskin

A stunning period property with views out over mature woodland, on a substantial plot with easy access to primary transport routes, countryside walks on the doorstep and in the catchment area for excellent schools.

Guide Price  
£575,000

## Why us?



**Home Truths** would be delighted to help you sell or let your home! By instructing us you will get a team that really does try harder. We stick to our values of keeping it simple and making it easy. When it comes to customer service, Home Truths simply can't be beaten. We are fiercely proud of the reputation we have built in the local area and the relationships we have built with our customers. Our promise to you is that we will sell/rent your home at a price you are happy with and within a timescale that works for you. We provide a compelling combination of marketing services based upon first class **Presentation, Exposure and Service** (PES), which we will discuss with you to ensure that we have a bespoke marketing plan for your property and provided to you as part of the competitive fee also agreed at the time of instruction. *Maximise the value of your home in an optimum timeframe with exceptional service.* Give us a call on 01257 451673 to book a valuation today.



A little insight into this month's *new lettings listings...*



## Featured Property of the Month



**Pear Tree Road, Croston**  
**Monthly Rental Of £1,150**

An absolute stunner of a property from the moment you walk in the front door. Fully refurbished with three large bedrooms and wonderful family reception room and kitchen this fantastic property is available to let immediately.

Within easy reach of village amenities, countryside walks and outstanding schools this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. The property is available now and requires a deposit of £1325 including holding deposit of £265.  
Council Tax B, EPC D



**Pilling Close, Chorley**  
**£775 pcm**

## Your award winning agent...



We are the proud winners of the British Property Gold Award for Chorley since 2019. This year, we have secured the award again for sales and also for lettings! This is monitored through our statistics and mystery shopping.



**Alma Wood Close, Chorley**  
**£600 pcm**



We have also been awarded the top performer in PR7 and PR26 through Get Agent who look at the statistics of all agents in the area.

We have also been awarded the Best Estate Agent Award for Lettings 2022.



## Market Update

The average price of property coming to market sees a sixth consecutive record this month, rising by 0.4% (+£1,354) to £369,968. A continuing desire to move and low numbers of homes for sale are driving further price growth even at a time when personal finances are becoming increasingly stretched. Buyer demand continues to exceed historically normal levels and is now 26% higher than at the same time in 2019, although down 7% on June 2021. There are signs of the seriously depleted stock situation improving, with the number of sellers up by 13% compared with this time last year, but the number of available homes for sale is still 40% down on where it was in 2019. This significant shortfall from more normal stock levels will help to underpin prices this year, as there are simply not enough homes coming to market to correct the balance between supply and demand. The slow rate of stock recovery has led to Rightmove revising its 2022 price forecast, with 7% annual growth now expected by the end of the year across Great Britain, up from our 5% forecast at the start of the year.

## HOME TRUTHS ARE AN NAEA PROPERTYMARK AGENT!

By using an NAEA Propertymark estate agent you are guaranteed to be consulting with a professional agent who can give you up-to-date advice and guidance. The first thing to do when selecting your agent is to check they are part of a professional body such as the National Association of Estate Agents. This means they are bound by a Code of Conduct and will be qualified.

# WHAT MAKES AN NAEA PROPERTYMARK ESTATE AGENTS DIFFERENT?

### INTEGRITY

NAEA Propertymark estate agents are experienced and trained professionals who abide by a nationally recognised Code of Practice.

### COMPLIANCE

Registered with HMRC to ensure compliance with money laundering regulations.

### PEACE OF MIND

They hold all the correct insurance and protection to give you peace of mind through your move.

### COMPLAINTS PROCEDURE

Ruling on complaints through independent ombudsman services and regulated by Propertymark.

*A snippet of what people say about us...*

'Home Truths were a major factor in assisting us in our move to Spain. They sold our property in under 7 days at over the asking price and then remained proactive throughout the sales process in making sure things happened and all parties understood what was expected of them and where things are up to. This was a genuine cradle to grave service and I would highly recommend anyone to engage with the team at Home Truths should they be considering selling their property.'

*Mike*

Me and my girlfriend bought our first home together through Home Truths and the experience of it all could not have been made easier thanks to the team. Constantly being updated on progress and information regarding the entire process, would highly recommend to anyone.

*Ryan*

'This is a family run business and is dedicated to excellent service and customer satisfaction. You are treated like a friend and the attention to detail they provide is of the highest standard. It has been a pleasure to have used Home Truths and I would highly recommend them to everyone. Many thanks.'

*Julie*

'Home truths did a belting job from start to finish in the selling of my property. All the staff are a credit to the business.'

*Jason*

'What a great team of people, very professional and hard working, I couldn't have asked any more of John, Nina and the staff.'

This company goes the extra mile in every department, I'm so pleased I made the Home Truths my preferred estate agent to sell and buy, fantastic, well done'.

*John*

'From the start of marketing our property right through to completion, the whole team at Home Truths were fantastic. Very professional and kept in regular contact through the whole process. Will definitely recommend!'

*Susie*

'Thank you to Nina and all the team at Home Truths for your wonderful customer service. I couldn't have moved house without you. Home Truths were absolutely brilliant and I would highly recommend them. Definitely 5 stars from me!'

*Tracy*

Call for more information on

Eccleston: 01257 451673

Coppull: 01257 794 588

August 2022