



Featured Property of the Month



Stunning five bedroom detached property which has been beautifully extended and refurbished, on a substantial corner plot and with over 2,800 square feet of accommodation on offer. Available with no upward chain.

Close to primary transport routes, countryside walks, village amenities and in the catchment area for excellent schools this really is a first class family home. Do give us a call to arrange a viewing and make it yours. Council tax E, EPC D, Freehold.

Bradley Lane, Eccleston

OIEO £675,000



Sold

Cousins Lane, Rufford
Offers In Excess Of £235,000



Sold

Mill Lane, Coppull
Offers In Excess Of £315,000



Sold

Ambleside Avenue, Euxton
Offers In Excess Of £295,000



Sold

Lancaster Street, Coppull
Offers In Excess Of £155,000



Sold

Wood Lane, Heskin
Offers In Excess Of £215,000



Sold

Broadfield Drive, Leyland
Offers In Excess Of £170,000

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



Duxbury Manor Way, Chorley

Beautifully and individually presented four bedroom detached property on a corner plot within easy reach of primary transport routes, town centre amenities, schools and walks in the lovely Lancashire countryside.

Offers In Excess
Of £380,000



Sycamore Gardens, Leyland

Fabulous, extended four bedroom detached property on a quiet cul de sac close to schools, primary transport routes and town centre amenities.

Offers In Excess
Of £350,000



Warwick Road, Eccleston

Good sized true bungalow on a quiet cul de sac in the heart of the village of Eccleston available with no upward chain..

Offers In Excess
Of £185,000



Chapel Lane, Coppull

Stunning two bedroom cottage with beautiful gardens, plenty of parking, delightful views to the rear and versatile accommodation.

Offers In Excess
Of £225,000

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



Garfield Terrace, Chorley
Monthly Rental Of £650

Three bedroom end terrace property situated within walking distance of Chorley town centre with access to all local amenities including shops and schools and excellent access to transport links.

Externally is an enclosed private yard with storage shed. There is ample off road parking to the front of the property. The property is available now and requires a deposit of £750 including holding deposit of £150. Council Tax Band A. EPC D.



Brook Lane,
Charnock Richard £750 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.



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.



The Green,
Eccleston £725 pcm

Market Update

The Average UK property climbed in price by 0.4% in August, reversing the previous months downward trend. The market believes your home will continue to rise in value slowly over the rest of the year, totalling an average of 5% growth in 2022. If you decide to sell, you'll benefit from an average £19,800 rise in value in the past 12 months. The average price of property coming to market dropped by £4,795 to £365,173. This is the first price fall of the year, though traditionally prices do fall in August, and this drop is on a par within the last ten years. As the school holidays are now completed, home-movers, especially those in higher-priced homes, appear to be putting their plans into action for the autumn moving season. There is also evidence that sellers who are coming to market are pricing more competitively in order to capture the attention of a suitable buyer quickly and attempt to beat the average time of 136 days to complete a sale and move before Christmas. Although we won't see rapid rises or huge declines in pricing in the remainder of 2022, we do see the signs of a levelling off of housing prices but we are confident that there are still buyers ready to move.

HOME TRUTHS ARE AN NAEA PROPERTYMART 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 PROPERTYMART 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

September 2022