



Featured Property of the Month



Fabulous, individual detached property close to primary transport routes, village and town centre amenities and with over 2,500 square feet of accommodation, four double bedrooms, two of which have en suite, this is a wonderful family home.

With CCTV, USB charging points and a sound system in the family room and reception one, this property embraces technology in style and is incredibly energy efficient. Do give us a call to arrange a viewing and make it yours. Council tax G, EPC B, Freehold.

Town Lane, Charnock Richard

Offers In Excess Of £760,000



Station Road, Croston
Offers in Excess Of £225,000



Poplar Drive, Coppull
Offers In Excess Of £270,000



Mossy Lea Road, Wroughtington
Offers in Excess of £190,000



Richmond Road, Eccleston
Offers In Excess Of £240,000



Town Road, Croston
Offers In Excess Of £350,000



Hall Carr Lane, Longton
Offers In Excess Of £285,000

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



Wigan Road, Euxton

A beautiful and individual four bedroom detached property in a popular residential area, close to village and town centre amenities, primary transport routes and excellent schools. Available with no upward chain.

Offers In Excess
Of £475,000



Collingwood Road, Chorley

Beautifully presented, extended four bedroom semi detached property in a very popular residential area, close to many key amenities and with countryside walks on the doorstep.

Offers in Excess Of
£275,000



Barnes Wallis Way, Buckshaw Village

Delightful three bedroom modern mews property close to all village amenities, within easy walking distance of the railway station, schools and shops, available with no upward chain.

Offers In Excess
Of £185,000



Park Road, Coppull

Lovely, period end terrace property with plenty of character and many original features. With over 1100 square feet of accommodation this family home is available with no upward chain.

Offers In Excess
Of £160,000

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



Westminster Place, Eccleston
Monthly Rental Of £995

Three bedroom semi-detached property with fabulous garden to the rear situated in the sought after village of Eccleston and close to all local amenities including shops and schools. Available to let immediately.

The property has been neutrally decorated and new grey carpets throughout. It is available now and requires a deposit of £1145 including holding deposit of £225. Council Tax C, EPC D.



Brookwood Way,
Buckshaw Village, £1,200 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.



Beechfields,
Eccleston £1,250 pcm

We have 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. More recently, we have won the gold award for Sales and Lettings 2023!



Market Update

Despite all the gloomy news over the last few weeks there has been an increase of 13% of new sellers coming to the market against the same period last year. Buyer demand is still strong however we have returned to a much more price-sensitive housing market after two years of unrestrained price growth. Moreover, The Halifax comments that whilst property price inflation weakened across all buyer types during October, it was particularly notable for first-time buyer properties, where annual growth stood at 10.1% in September. Furthermore, the first-time buyer sector having seen the biggest increase in activity during the market frenzy of the past two years is now facing some of the biggest challenges after the sudden jump in mortgage interest rates. There are signs, however, that rates and availability are starting to settle down this side of Christmas. According to many pundits both house price growth and transaction numbers are expected to improve from 2023. Pricing your property correctly is critical to a successful sale, and it becomes even more pertinent in a tricky market. We often find that the optimum value window to find a buyer is during the first couple of weeks of a property being marketed. If the price is too high it's much more likely to stick around on the market and get stale, meaning you may have to end up reducing the price to generate interest and achieve less than you would by pricing accurately. By agreeing an accurate price with us from the outset, to be both competitive and in line with the market, we can generate more viewings and generate greater value for you in terms of price, proceedability and timescale, without the need for a reduction. Finally, whilst we expect a natural slowing for the festive period, the prospects for the new year remain positive as the ongoing shortage of homes for sale has means that there are still more potential buyers than there are properties on the market.

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...

'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

'Great staff and a great service through the process of buying our house in Chorley. I would recommend them and use them again in the future.'

Wonderful personal service. Thank you for everything'

Alan and Jean

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

Professional, friendly and efficient. Thank you Lewis and Nina for looking after us. As a professional family who rent we have been well looked after, and more importantly treated as individuals - which isn't always the case as tenants. We appreciated the quick turnaround from viewing to letting and also welcome the automated, forward thinking online process - this has allowed us to organise the move, background checks, inventory, utilities etc remotely. Thank you!

Keri

'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

'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

'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

Call for more information on

Ecclestone: 01257 451673

Coppull: 01257 794 588

November 2022