



Featured Property of the Month



Tucked away at the end of a sought after cul de sac in the popular village of Eccleston, close to primary transport routes, village amenities, countryside walks and in the catchment area for excellent schools, Treetops is a beautifully presented property that more than lives up to its name

With over 2,800 square feet of accommodation this wonderful family home is designed and built for easy living and enjoyment. Do give us a call to arrange a viewing and make it yours. Council tax F, EPC to follow, Freehold.

Preston Nook, Eccleston

OIEO £650,000

Sold



Whinney Lane, Euxton

Offers In Excess Of £260,000

Sold



Sycamore Gardens, Leyland

Offers In Excess Of £350,000

Sold



Fieldside Avenue, Euxton

Offers In Excess Of £285,000

Sold



Pear Tree Road, Croston

Offers In Excess Of £265,000

Sold



Chapel Lane, Coppull

Guide Price Of £275,000

Sold



Hall Carr Lane, Longton

Offers In Excess Of £285,000

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



Richmond Road, Eccleston

Beautifully presented, extended three bedroom semi detached property in a popular residential area, close to primary transport routes, excellent schools, village amenities and walks in the countryside, available with no upward chain

**Offers In Excess
Of £240,000**



Chapel Lane, Coppull

Striking period villa which has been fully refurbished, close to primary transport routes, village amenities, countryside walks and excellent schools. Available with no upward chain

**Guide Price Of
£275,000**



Moor Road, Chorley

Period mid terrace with three bedrooms which would make an excellent first time buy or investment property where you can expect a return in excess of 5%. Available with no upward chain

**Offers In Excess
Of £115,000**



Long Meadows, Chorley

Fabulous semi detached true bungalow on a corner plot in a popular residential area close to primary transport routes, schools and town centre amenities. Available with no upward chain.

**Offers In Excess
Of £215,000**

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



Hedgerows Road, Leyland
Monthly Rental Of £1,500

Fabulous four/five bedroom detached property with stunning family room, two reception rooms and conservatory in a highly sought after location.

The property is available from 1st November and requires a deposit of £1700 including a holding deposit of £340. The Zero Deposit Scheme is also available. Council Tax Band F, awaiting EPC.



Woodville Street,
Farington **£700 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 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. More recently we have won the gold award for Sales and Lettings 2023!



Market Update

The Property Marketplace said house prices climbed by 0.9% this month despite the economic turmoil since the UK government's emergency mini budget in September. There has also been a growth of 9% of newly instructed properties in comparison with September's figures. Many agreed sales had been going ahead as planned, The Property Marketplace said, with many buyers speeding up the process to ensure they could secure lower fixed-rate mortgage offers before expiration. However, as Christmas is close by, activity in the housing market is likely to slow down due to the combination of rising mortgage rates and the cost-of-living, which is making people more cautious about making a big financial purchase, such as buying a house. The ongoing shortage of homes for sale has continued, meaning there are still more potential buyers than there are properties on the market. We are still noticing high demand for properties in our area, with abundance of buyers still prepared to pay over asking price. Whilst we expect a natural slowing for the festive period, there are no signs of the housing market slowing down in the new year.

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

October 2022