



YOUR GUIDE TO MOVING HOME



Miller Metcalfe

WHY SETTLE FOR LESS?

Welcome...

When it comes to buying, selling and letting we thrive on our dynamic approach and our ability to think differently.

With our local network of branches across the North West and our experienced team of professionals, we have the highest level of expertise to guide you through your property journey.

Through our multi-channel marketing programmes and by embracing the very latest digital technology, we are able to reach an extensive range of home movers, taking traditional estate agency to a new level of innovation.

We understand that selling or letting your property is more than just recommending an asking price and marketing it to buyers and tenants. Our team are on hand to manage your move expertly from start to finish. Most importantly, we understand the value of keeping promises and exceeding expectations.

John Fletcher, Executive Chairman



Personalised packages to suit you

Your personalised marketing programme is designed to achieve the best possible price for your home. In our experience, the first few weeks of being on the market is a crucial period for generating interest. That is why we advertise your home using the very best methods in order to maximise the potential of selling.

We believe you should have the choice as to how we market your property. We discuss and customise our prices to meet your needs and expectations, with packages ranging from as little as £500 inc vat.



See more information of our packages on our website millermetcalfe.co.uk

*VAT at current prevailing rate of 20%

Marketing Your Property

With 95% of buyers beginning their property search online*, our multi-channelled marketing programme embraces the very latest in digital technology to generate maximum interest for your property.



ADVERTISING ACROSS
35 PROPERTY PORTALS



OVER 168,000 WEBSITE
PAGE VIEWS A MONTH



PROPERTIES RECEIVE
5 MILLION VIEWS
PER MONTH ON



OVER 7,500 SOCIAL
MEDIA FOLLOWERS



*youGov survey, Jan 2014 & Google Analytics. Information above is based on a survey of property websites by Zooplpro, the industry market research provider.
For further information please see Zoopla.co.uk Information taken from Rightmove Plus branch performance - Summary views - Group - December 2015

Buying or Selling?

From "for sale" to "sold"

With our dedicated sales progressors on hand to guide you through every step of your property journey, you can rest assured you are in very safe hands.



Regular updates on your property



Ensure a smooth and quick transaction experience



Experienced team to aid you through the legal process



Dedicated to progressing your sale/purchase

Matching people and property

Your local team are committed to taking the time to understand exactly what you are looking for. We will hand pick a selection of properties we hope you'll love and accompany you on viewings as a friendly ear. We work, live, socialise and shop in this town and are only too happy to share 'insider' secrets and what it's really like to spend time here, helping you make an informed decision.

We're approachable, friendly and committed to making your move as quick, simple and stress free as possible. We will advise you on every step on the way right through to the day you get the keys to your new dream home.

“Want the best price for your property with the minimum amount of stress?”

“A level of trust and commitment you can rely on.”

“We sell more properties than any other estate agent!*

Why Choose Us?

How we market your property is completely your choice. We tailor prices to meet your exact needs, so choose a high street agent with the local knowledge and personal service you deserve.



GOLD FOR CUSTOMER EXPERIENCE



PERSONAL SALES SERVICE



WE REGISTER OVER 240 BUYERS A WEEK



ADVERTISING ON 35 PROPERTY PORTALS



NO SALE NO FEE POLICY



EXPERT LOCAL KNOWLEDGE

Local Experts You Can Trust

We choose our team carefully, making sure we find people who share our company values and a commitment to providing the very best service possible. Combine this with our passion, enthusiasm and 'work hard, play hard' approach and you will find a dynamic, ambitious team ready to deliver a truly individual level of service.

“ Friendly, understanding and reliable. Got back to me when promised and put my mind at rest. Thank you for your help!

Charlotte – July 2017

“ Great, helpful and friendly staff. Would recommend this agency to anyone. Lots of communication all the way through and always there to answer any questions.

Zara - July 2017

“ Everyone at Miller Metcalfe were brilliant, everyone was great to deal with, they had viewings on my property within hours of the property going on the market, had my house sold within a matter of days, and kept in touch even after an offer had been accepted...!d highly recommend them to anyone looking to sell.

Beccy – July 2017

Read more of our reviews on:

 facebook.

 allAgents
.co.uk

 TRUSTPILOT
★★★★★



Miller Metcalfe
CHARTERED SURVEYORS

We are an independent, multi-disciplined, national surveying practice providing a broad spectrum of services. All of our Chartered Surveyors are fully qualified MRICS and FRICS members. We specialise in RICS HomeBuyer Reports, Condition Reports, Building Surveys, Valuations and Specialist Reports.



Miller Metcalfe
AUCTION

If you're looking to sell or purchase, look no further. We deal with a wide range of properties from investment apartments, terraces needing that bit of TLC to shops and business opportunities.

In many cases an auction could prove to be the best method for selling your property and not just a last resort.

We teamed up with SDL Auctions to bring you the very best auction in the North West. We currently hold auctions across the year from AJ Bell Stadium, Manchester. We cover all areas within Greater Manchester and Lancashire, and have an excellent network of clients looking for that special deal. For more information, visit sdlauctions.co.uk

Proud Partners of

SDL AUCTIONS

— NORTH WEST —



Miller Metcalfe
CONVEYANCING

Getting legally prepared is a key part of our service. We give you a head start by having all the necessary legal documents in place before you agree a sale or make an offer, removing any unwanted delays and putting you one step ahead of the competition.



Miller Metcalfe
COMMERCIAL

Miller Metcalfe Commercial is a long established multi-disciplinary property consultancy with offices in Manchester city centre and Bolton town centre, meaning we are able to provide comprehensive coverage of the North West.



Miller Metcalfe P R E S T I G E

Miller Metcalfe has grown to become a multi branch enterprise covering the whole of the North-West, whilst maintaining the values and personal service our clients have come to expect. Handling an exclusive property portfolio on behalf of a broad client base, our principle activities involve the sale and purchase of luxury residential homes across the North West. Our experienced team of professionals provide essential expertise and enthusiasm, securing our position as the agent of choice for those valuing discretion, knowledge and exceptional personal service. As a testament to our expertise and dedication to serving clients successfully across the North West, we have become an acknowledged market leader in the Prestige property market. Our in depth property services include sales, lettings, conveyancing, wealth management and surveying. We also assist individuals and organisations on a commercial basis including landlords, investors and developers.

MATCHING PEOPLE AND PROPERTY FOR OVER 125 YEARS



Lettings

Whether you are a landlord or looking for a property to let, our team are on hand to help with all your needs.

We offer more than the traditional agent with tailor-made packages for every landlord, giving our clients that extra personal touch. In addition, we look after block management services, property maintenance and refurbishment, and work with several receivers on asset management.

We want your experience to be as stress-free as possible and so our dedicated team are available 7 days a week. Whether you are letting one property or ten, you will receive a bespoke service from start to finish.



Lettings tips & Advice



OBTAIN YOUR CERTIFICATES

Energy Performance, Electrical Safety, PAT Testing, Gas Safe. We have an approved list of qualified tradesmen to carry these out for you.

ENSURE YOU HAVE APPROPRIATE PROPERTY INSURANCE

We are able to provide you with a competitive quote.



APPLY FOR YOUR MORTGAGE LENDERS OR LEASEHOLD CONSENT.

CLEAN THE PROPERTY PRIOR TO VIEWINGS

Also ensure you spring clean between tenancies; 43% of tenants said a dirty bathroom would put them off renting a property*



PRESENT YOUR PROPERTY IN GOOD CONDITION

A poorly maintained property often suggests to tenants you don't care. A fresh coat of neutral paint and a tidy of the garden can often set your property apart from the competition.

OFFER FLEXIBILITY

Tenants told us they were looking for more negotiation on; fixtures & fittings - consider providing white goods/furniture, as well as accepting pets/students/children/smokers and longer tenancy lengths



LET US KNOW IF YOU HAVE ANY APPLIANCES UNDER;

Warranty, Service Agreements or Maintenance Contracts. We will pass this information onto your tenant as part of our welcome pack.

Our Services

Visit property to provide a rent assessment and advise on related matters

Marketing strategy: newspaper, internet, lifestyle magazines and sophisticated applicant matching

Produce brochure details with professional photographs (professional photographer may only be applicable to Prestige properties)

Accompanied viewings – day, evening and weekends

Reference and credit check suitable tenants

Produce a detailed descriptive and photographic ingoing inventory

Issue an Assured Shorthold Tenancy Agreement and other relevant tenancy documents

Advise utility companies of meter readings and local authority on commencement of tenancy

Ensure the property is prepared adequately and meets legal standards

Register the tenancy deposit with the DPS

Daily payment runs to ensure landlords receive funds without delay

Check in your tenant at start of tenancy

Issue legal notices

Renew or vary an existing tenancy as required

Conduct periodic inspections

First point of call for your tenant for all enquiries, including emergency out of hours contact

Reassess your rental value throughout the tenancy and before re-advertising

Ability to utilise the services of our professional, trusted and approved contractors for works

Referral of a deposit dispute and evidence submitted to the DPS

Experienced, knowledgeable and qualified staff on hand and keeping you up to date

Move out service, pre-vacating inspection and final inventory



 Full Management

 Letting and Rent Collection

 Letting Only



FOR LIFE. FOR BUSINESS. FOR YOU

Marsden Rawsthorn Solicitors are a progressive firm of solicitors who have many years of experience across a wide range of legal services, including helping people buy and sell property.

They have gained a reputation for the quality of their service based on their understanding and commitment to fulfilling their client's wishes.

The practice appreciates that people are individuals and have their own special needs. They also respect the fact that to attract new clients, they must be progressive in their approach and understanding in their attitude.

Their aim is not just to serve the needs of their clients on a one off basis, but to encourage the client to return to them whenever they need specialist legal advice.

Like all good solicitors they recognise the need to specialise and Marsden Rawsthorn Solicitors have a dedicated team of professionals able to offer specialist advice across a broad range of legal issues.

Where Conveyancing is concerned, the practice has extensive experience and is able to offer a wide range of advice on all aspects.

Their services include:

- Family Law
- Residential Property
- Employment Law
- Personal Injury
- Wills, Probate and Trusts
- Disputes and Debts and much more

The house buying and selling process can be a minefield and there are a host of different processes which have to be covered.

Marsden Rawsthorn Solicitors will keep you informed of each step and make sure that you understand just what is happening.

This is just an example of how the practice views the relationship between their clients and themselves. It is a partnership where everyone benefits from the final outcome.

Marsden Rawsthorn Solicitors have learnt over the years that situations in life are rarely black and white which is probably why they believe that they are a law firm who really stand out from the crowd.



Preston Office:
Faraday Court, Faraday Drive,
Fulwood, Preston, PR2 9NB

Buckshaw Office:
Westmarch House, 42 Eaton Avenue
Buckshaw Village, Chorley, PR7 7NA

Tel: 0800 294 4410

Email: info@marsdenrawsthorn.com

www.marsdenrawsthorn.com



LET'S BE CREATIVE TOGETHER

There are many individual reasons for needing the services of an Architectural Designer, maybe you are thinking of building a new home or perhaps you need a different room layout or extension in your existing home.

You may be a home owner or a business who is looking for specialist advice and guidance on how to make the best use of the space you already have.

MDA Architectural Services Ltd was formed in 2010 to focus on a broad spectrum of work ranging from construction of new buildings, private residences, interior design, property modernisation, extensions and much more.

They provide a quality service to clients in the Horwich, Bolton, Blackrod, Adlington, Rivington and Chorley areas.

An Architectural Designer should be involved from the earliest stages of your project, as they are able to offer you the benefit of their experience in deciding how to maximise the potential of your existing property or indeed, to propose ideas for the property you are about to purchase.

They will discuss your needs in detail and then produce a design scheme.

Once you have decided on the specific area of your home or business that requires attention, they will draw up the plans and submit these to the Local Authority for Planning and Building Regulations.

They have a tremendous amount of knowledge and experience in how these two processes work and know how to satisfy the very demanding and specific requirements of a Local Authority.

They will also prepare the full building specifications needed to obtain competitive prices from various building contractors.

You can also expect them to set out their professional relationship at the start of the commission to reflect your needs.

The objectives of their clients are met by professionalism and maintaining the highest standards of performance, efficiently and economically.

Whatever your building project, MDA Architectural Services Ltd is ready and willing to take your call.





ARCHITECTURAL SERVICES

3-5 Church Bank, Bolton, BL1 1HX

Tel: 01204 275 185

Email: mark@mdaas.co.uk

www.mdaas.co.uk



Taking the stress out of moving...

EasyMoves4U is a growing independent removals business where quality of service comes as standard. With branches throughout the North West of England, the business have countless years experience in moving families and businesses right across the UK.

Every customer has different needs, which is why removals are never the same. Whatever your situation, EasyMoves4U offer a comprehensive range of services which ensures your move is personalised to meet your needs.

They offer their services to both domestic and business clients and can move a whole home or just a single item.

They will arrange a removal consultant to visit you to assess all your requirements and answer any questions on the moving of your furnishings.

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

All their staff are trained and accredited. They appreciate they are dealing with your personal possessions and ensure this is handled in the right way.

The company operates a fleet of purpose built removal vans, all of which are specially designed to take care of your possessions.

To protect your personal belongings whilst in transit the business is covered by comprehensive insurance.

For all your removal and specialist needs you should contact EasyMoves4U. They have the experience to make sure everything goes to plan.



YOUR HOME... YOUR WAY

Abode Kitchens is a family run business specialising in high quality fitted kitchens and installations. For the past 20 years they have built up a portfolio of unique designs, individual to each client's needs including; home owners, architects and builders.

Abode Kitchens will plan and co-ordinate your fitted kitchen project from the initial survey through to completion. Using their very own qualified designers and tradesmen, they can ensure that every aspect of your dream project can be completed to the highest standard.

To create their top quality fitted kitchens, they select products from both the UK and Europe's leading suppliers of high quality components. For kitchens this includes Lochanna and Masterclass Kitchens to name a few.

Design

Whether your project is a blank canvas or you know the exact style you are after, their specialist kitchen designers can create a plan that will maximise the space available, which will give you a kitchen that is both stylish and ergonomically practical.

Their showroom in Bury displays many modern storage ideas and design concepts including work surfaces and installations that can help capture your ideas for a minimal modern look to a decorative traditional design.

Planning

The whole design process starts with a visit to their showroom. Here you will be able to gain inspiration from their displays and chat to one of their friendly members of staff about your project.

They have many brochures from leading manufactures that can keep you up-to-date with the industry products and technologies from appliances through to worktops.

The next stage is an onsite visit to survey your room. From this they will draw up an accurate scaled drawing of the proposed layout and understand your functional needs so they can create a design that can enhance your life style.

From the sketch pad and into their CAD programs, all the information is pulled together by their designers to plan options to suit your taste and practicality. Just like interior architects they will come up with a couple of alternative solutions.

These are then presented to you by appointment where you can chat in detail about the project. You will be able to view the plans and 3D visuals via a slide show and personal storyboards.

Installation

From a classic to a large open plan kitchen, project planning is critical to ensuring minimal disruption whilst work is being carried out.

So, before any work begins their installation managers will visit you at your home to commence a final survey.

Planning the date for installation to commence is dependent on the lead time for components and furniture orders. The majority of their suppliers work on a make to order system.

Some of your items may well be custom designed and depending on the manufacture and the item itself, lead times will vary. In general the average lead time is between 4-6 weeks.

Abode Kitchens will bring all this together and order all other items to suit that particular date. The business will always aim to accommodate your requirements so if there is a particular date you would like them to commence work, they will aim to schedule the project from then.

A week before the scheduled start date one of their designers will contact you and along with the installation manager will become your personal contact throughout the whole project.

Qualified Tradesmen

One of the major decisions taken right from the outset at Abode Kitchens was to employ their own team of craftsmen.

This means you can enjoy a consistent, top-quality service time after time, as their tradesmen are used to working with the high-end kitchens they design.

For anyone who is looking for a quality kitchen which will exceed their expectations and customer service to match, Abode Kitchens are the business to contact.



Abode Kitchens
your home your way

406 Bolton Road West, Holcombe Brook,

Bury, BL0 9RY

Tel: 01204 772 870

Mobile: 07469 218 288

Email: info@abodeinteriordesigns.co.uk

www.abodeinteriordesigns.co.uk

MASTERCLASS

— KITCHENS —




by **Abode Kitchens**
your home your way

Book your free design visit and order a copy of their brochure on 01204 772870

406 Bolton Road West, Holcombe Brook, Bury. BL0 9RY | abodeinteriordesigns.co.uk

Great British Kitchens





STRIVING FOR PERFECTION

It is no surprise that when we move into our new home, we want to stamp our own individuality on it and there are bound to be a number of jobs which will require specialist skills.

This may be a new kitchen, new windows or doors, wall paneling, it may be something a little more complex like a complete refurbishment.

If this is the type of work you require, you would be well advised to contact Kenny Joinery. Warren Kenny is the Director of the business and has a proven record of excellence for all types of joinery and building work and has built up an excellent reputation in the area.

When you contact the business, you can expect to receive all the advice and guidance you will need.



KJ

Kenny Joinery

15 Worcester Avenue,

Wigan, WN2 4DW

Tel: 01942 575 828

Mobile: 07952 980 540

Email: kennyjoinery@mail.com

Before Warren starts any project, he will discuss your ideas and give you the benefit of his experience.

It is important to take advice from professionals so that you do not make any expensive mistakes or miss an opportunity to create something fabulous.

Whatever your needs, then Warren is able to help. Finding a reputable business who offers such a wide range of different skills can sometimes be difficult, but not where this company is concerned.

He also appreciates how important it is to make sure that his customers get exactly what they are looking for and he will go to great lengths to ensure that this happens.

Warren knows that it is not enough to simply offer a wide range of services to his customers, he must also offer his customers quality work and affordable prices.

Whatever your requirements, however large or small, contact Warren at Kenny Joinery and let him take care of you.

SECURITY FOR EVERY APPLICATION

With the ever increasing crime statistics, the consequences of which we can see on our televisions and in our newspapers, home security is now of paramount importance for all homeowners.



The boundaries to your property are the first obvious line of defence. Direct Fencing & Gates Ltd is a family run fencing manufacturer who supply to the trade and the general public.

They are fully insured and put a guarantee on all their work and with their price promise... they will beat any like for like genuine written quote!



They supply the following products:

- Commercial Fencing
- Domestic Fencing
- UPVC Fencing
- Garden Gates
- Garages
- Decking
- Garden Sheds



Direct Fencing & Gates Ltd



A secure gate or fencing will also help ensure the safety of children and pets reducing the risk of them straying onto our busy roads. Direct Fencing & Gates Ltd are proud to offer a professional and reliable service.

High standards of workmanship ensure that they always have a constant supply of new customers. All their products are manufactured by themselves ensuring excellent standards of quality control. Your call to the business will be treated with courtesy and respect.



Their service is complemented by a full free site survey after which the customer is presented with a fully itemised quotation for the work to be undertaken.

Customers can enjoy all the benefits of a one-stop service from design to installation. Direct Fencing & Gates Ltd are always on hand to offer advice and guidance ensuring that the customers security concerns are dealt with in a sympathetic and professional manner.

Choice will not be a problem for their customers, Direct Fencing & Gates Ltd design service is second to none. Their customers gates and fencing will always be individual and unique.

They also extend their skills and knowledge to the commercial and business sector. Businesses seeking to protect their commercial properties can also benefit from their extensive range of services with the same degree of integrity.

For sheer practicality, security and design excellence, Direct Fencing & Gates Ltd are hard to beat. There is only one way to fully appreciate the extent of workmanship and service and that is to give them a call today, you will not be disappointed.

ACADEMIC EXCELLENCE WITHIN A WARM, FAMILY ATMOSPHERE

Children deserve the best and at Bolton School they offer something special, an academic education that is second to none. The school offers unrivalled care and attention from the moment your child steps over their threshold.

They will be given every opportunity to shine in their academic career as well as in music, drama, the arts and sport. Bolton School understands that choosing the right school is one of the most important events in a family's life.

The school caters for children from the age of three years through to eighteen years, with a Nursery for children from birth to three years, and is situated in Bolton. It provides a secure family environment in which the children can thrive and learn. Internally the school is very well equipped and all pupils are given the strongest possible preparation for the Bolton School Senior School Entrance Examination.

The attitude of the pupils is excellent, showing high levels of enthusiasm, interest and confidence. The teachers are also deserving of praise for the way they teach their pupils, not to mention the care they show when it comes to matters like personal development and relationships.

The school incorporates the best of the National Curriculum but independence gives them the freedom to develop beyond it. Through a wide range of subjects and opportunities they ensure that all pupils discover their own talents and strengths.

Academic results at GCSE and A Level consistently place them amongst the top schools in the North of England and often within the top 100 nationally. The vast majority of their students progress on to their first choice university and they have a regular flow of sixth formers to highly competitive courses and universities.

All the pupils receive all the support they need to enable them to meet the demands of their education. If they need some extra support then the school will provide it, it is all part of their caring attitude.

The Nursery, Nursery Class for three and four year olds and Infant School are co-educational. At age seven, pupils move into the single-sex Junior Girls' and Junior Boys' Schools and then, at age eleven, into the Senior Girls' and Senior Boys' Schools (with Sixth Forms) where bursaries and scholarships are available. Single-sex classes allow pupils to focus wholly on their studies in the classroom but girls and boys have regular opportunities to work collaboratively, for example on music and drama projects. Pupils also mix on the school coach service and Senior School pupils can meet up at lunchtime on some days of the week.

Since September 2013, Sixth Form students have shared a purpose built Sixth Form Centre with a joint Common Room, Cafeteria, Seminar Rooms and other facilities but are still taught separately. Bolton School believe they offer the best of both worlds!

Bolton School believes that it is vital for the pupils to learn to express themselves and the school places a high emphasis on physical education, music and drama all of which give the children arenas in which to rise to different challenges and perform to the best of their abilities.

Keeping up with the latest information and communication technology is vital if your child is to succeed in the twenty first century and the school have dedicated departments fitted with the latest equipment in which your child will learn how to use this valuable media.

All pupils in the Junior and Senior Schools and in the Sixth Forms are issued with their own individual iPad to use in conjunction with their school work. At the Infant School, each year group has a set of iPads for use during the school day.

Not surprisingly, they welcome visits from prospective parents and are rightly proud of the school and its achievements. They know that these early years are vital to the ongoing education of your child. This is the time when good attitudes and disciplines will augur well for the future education of the children. The school and their staff all hold true to the ethos of trust and mutual respect.

For any parents with children between the ages of three and eighteen years, the school will be pleased to hear from you and arrange a mutually convenient visit. You will be under no obligation, you will simply be invited to see for yourself the excellent facilities the school provides and more importantly, just how happy and well adjusted the children really are.



Chorley New Road, Bolton, BL1 4PA

Tel: 01204 840 201

Email: info@boltonschool.org

www.boltonschool.org





REGAIN YOUR INDEPENDENCE!

LLG Wheelchairs is a business at the top of the market for mobility scooters and products. They have a 30 year history in providing mobility scooters of the highest quality for individuals with impaired physical mobility and are renowned for their excellent customer service.

They carry one of the largest stocks of new and used mobility scooters, vehicles and mobility accessories in the North West.

They do not just sell wheelchairs and mobility scooters in Leigh, they can also supply small household mobility aids such as:

- Stair Lifts
- Bath Lifts
- Rise and Recline Chairs
- Walking Aids
- Adjustable Beds

LLG Wheelchairs main priority is to provide an honest and helpful service for their customers and to give them exactly what they need. There are no hidden costs or expenses on any of their products and mobility vehicles and their helpful customer service team are happy to answer any of your questions or concerns.



While you are looking for the right mobility or disability scooter, their team will offer you expert advice and gladly recommend the products to suit your specific needs.

They do their utmost to accommodate the needs and requirements of their customers. LLG Wheelchairs provide a delivery service for most purchases, which includes all of the new and used mobility scooters that they have available and for no additional cost they can provide demonstrations of their mobility scooters at your home.

They now have showrooms in Leigh, Blackpool and Nottingham and can also offer finance from 0%.

If you have a disability or mobility problem, their aim is to help you to find the best solution, so why not contact them or call into their showroom.



Parsonage Garage, Kirkhall Lane, Leigh, Lancashire, WN7 5RP
Tel: 01942 606 668 • Bolton Branch - 01204 524 837 •
• Email: sales@llgwheelchairs.co.uk • www.llgwheelchairs.co.uk

Why Pay Main Dealer Prices?

Sometimes when you walk into a business, you just know you have made the right decision and that you are going to be treated courteously.

Chorley Autocare Ltd is one such place. The business which can be found on Houghton Street is very typical of what you might expect.



What was unexpected was the warmth of the welcome you will receive. Right from the start you get the impression that this is a garage you can trust, somewhere that really cares about their customers and the work they carry out for them.

The workshops are adequately equipped with all the latest technology, tools and ramps, the staff are experienced and knowledgeable and are ready to come to the aid of the motorist.

The business has been established on a very simple philosophy which is, to offer the very best in service to their customers.



As with most garages, they are able to offer the full range of services you would expect, however, the business has been taken to another level and insists that the customer and their needs must come first.

All the staff at Chorley Autocare Ltd are correctly trained and supervised. They work very hard and are all motivated and happy. Everything about the business tells you that you are dealing with a totally professional company. That alone is a reason to use their services.

- Servicing
- Brakes and Clutches
- Exhausts
- Electrical Repairs
- Wheel Alignment
- MOT Preparation
- MOT'S Carried Out: Class 4 and Class 7
- Breakdown and Recovery
- Car Tyres and much more

If you are wanting a job done professionally and at a reasonable price, give Chorley Autocare Ltd a visit and let them take care of you.


CHORLEY AUTOCARE LTD

Houghton Street, Chorley, PR6 0RG

Tel: 01257 264 517 • Email: chorleyautocare@live.co.uk

www.chorleyautocare.co.uk



GETTING YOU FROM **A** TO **B**

Yellow Cabs is one of the leading suppliers of taxis and private hire vehicles in Chorley and the surrounding areas. They provide a 24/7 service that is second to none!

They provide minibuses which are perfect for transporting groups of people for birthdays, nights out and even to and from the airport.

Yellow Cabs provide a professional contract taxi and private hire service for individuals and companies within the Chorley area.

Their services are used by both the general public and large organisations, such as Lancaster County Council and Social Services to name a few.

Their services do not stop there... they also offer airport and seaport transfers, their high quality service will get you to your destination on time and in comfort.

If you need a quick taxi that is always on time... then contact Yellow Cabs today!



Houghton Street, Chorley, PR6 0RG
Tel: 01257 266 566 • Email: yellowcabs@live.co.uk
www.yellow-cabs.co.uk



Legal Requirements

It is a legal requirement for any property that is marketed to display a valid EPC certificate.

An Energy Performance Certificate must be in place or have been ordered within 7 days of advertising.

We have an excellent (externally recommended) Surveys Department within Miller Metcalfe and can arrange to have an Energy Assessor undertake your EPC.

The certificate must be held on file and provided to applicants and any prospective tenants. The EPC states how energy efficient your property is and what improvements / cost savings could be undertaken.

A copy of the EPC must be provided to your tenant along with the tenancy agreement, and notice cannot be served without a valid EPC.

Under the Gas Safety Regulations, (1988)

It is the landlord's responsibility to ensure that all gas appliances (boilers, cookers, gas fires, pipework and flues) are maintained in good order and are checked for safety at least every 12 months by a Gas Safe registered engineer.

A valid certificate must be present at all times if a property is tenanted. Failure to comply with these regulations can result in a substantial fine or imprisonment, and in the worst case death of a tenant. We arrange a safety inspection by a Gas Safe registered engineer prior to the first let, and annually thereafter.

The engineer will provide a gas safety certificate showing that all appliances have been deemed safe to use (note that anyone carrying out repairs on your gas appliances must also be Gas Safe registered). If you choose to instruct your own registered contractor to prepare the gas safety certificate we will require a copy for our files in advance.

The Electrical Equipment (Safety) Regulations 1994 and The Plug and Sockets etc. (Safety) Regulations 1994

As with gas appliance, we will arrange an inspection prior to the first let and at appropriate periods thereafter. Regulations state that all electrical work in the property must be carried out by approved contractors.

In circumstances where repairs are required to appliances or the domestic mains we will recommend an approved contractor and keep a record of the work carried out.

Furniture and Furnishings (Fire) (Safety) Regulations 1988

Any furnishings provided by the landlord during the course of the tenancy, including beds (mattresses and headboards), sofas, pillows, cushions, nursery furniture, seat pads, fitted window seats, must comply with the Furniture & Furnishings (Fire) (Safety) Regulations 1988 (any furniture made prior to 1951 is exempt).

When supplying furniture for your rented property you should check that there is an appropriate label specifying compliance with the regulations. No label means the item will need to be removed or replaced prior to taking occupation. We are happy to advise on what should ideally be included in the inventory.

Proof of the suitability of the furniture at the property through receipt of purchase, copy of labels etc. can be provided.



Houses of Multiple Occupation (HMO) and selective licensing, part three of the Housing Act 2004 (enforced April 2006).

Selective licensing enables Local Authorities to extend the benefits of licensing beyond the mandatory licensable properties (HMOs); it focuses on improving the management of privately rented properties accommodating single households. It applies to many areas throughout the UK.

To lease your property under HMO or selective licensing landlords and properties are required to undergo certain checks.

We can advise if your property falls into a licensing area or HMO category, alternatively you can check on the local authority's website.

Deposits Housing Act 2004 (enforced April 2007) (updated Localism Bill 2011)

We recommend a deposit is taken with each tenancy as security. Current legislation means this must be protected with a government approved scheme (within 30 days). When your tenant moves in we will automatically protect the deposit. This will remain safeguarded until the end of the tenancy where upon our final inspection we will advise you on the condition of your property.

The proposed deductions should fall under the schemes guidelines, rules and regulations. Allowing for fair wear and tear and taking into account the tenancy circumstances i.e. number of tenants. Also taking into account the condition of the property before the tenancy commenced; hence we recommend an inventory is undertaken.

The deposit is repaid at the end of the tenancy when both parties have reached agreement on its distribution. If no agreement is made the tenancy deposit scheme will appoint an independent case examiner to look at both the landlord's and tenant's cases and make an award of funds.

Building regulations require all properties built since 1992

To be fitted with mains operated smoke detector / alarms on each floor. Although regulations do not cover older properties, we would recommend that an adequate amount of mains operated smoke detector / alarms are fitted. These need to be regularly checked to ensure they are in full working order. Failure to take adequate precautions can have a detrimental effect. If your property has gas appliances you may also wish to have carbon monoxide alarms / detectors fitted in the property. More information is available online at www.firesafety.gov.

The (Landlord & Tenants Act 1985)

States that once your property is tenanted you have an obligation to ensure it is well maintained. Carrying out repairs quickly and to a high standard is often as important for you as it is for the tenant; after all a repair caught early can save money. Tenants have the right to contact Environmental Health if repairs are not being carried out; this can result in an enforcement being issued against you in relation to HHSRS. If you fail to carry out the repairs on the order, the local authority have the power to carry them out and seek reimbursement.

Further details on our legal obligations can be discussed with a member of our team.

All rented properties require a smoke detector on every level which provides living accommodation. While properties built after 1992 will be fitted with mains operated smoke detectors, older properties wont. We would recommend that an adequate amount of mains operated smoke detector / alarms are fitted. These need to be regularly checked to ensure they are in full working order. Failure to take adequate precautions can have a detrimental effect.

Additionally, any property with solid fuel sources e.g. wood/coal burners will require a CO2 detector to be placed in each room with a solid fuel burning appliance.



Budget Checklist

Monthly Income Figures

- Your Monthly Salary
- Partners Monthly Salary
- Any Overtime/Commission
- Any Other Income
- Total Monthly Income (A)

- Disposable Income
Box (A) minus Box (B)

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

Monthly Expenditure

- Gas and Electricity
- Telephone and Mobile Telephone Bills
- Council Tax
- Food and Drink
- Entertainment
- Credit Cards and Store Cards
- Other Standing Orders and Direct Debits
- Hire Purchase Payments
- Insurance Policies and Pension Plans
- Travelling Expenses
- (Petrol/Road Tax/Insurance/Running Costs)
- Family Clothing
- Savings for Holidays or Savings Plans
- TV or other Licences
- Any Other Expenses
- Total Monthly (B)



Homebuyers Checklist

Mobile phone provider	<input type="checkbox"/>	Vehicle registration – DVLA	<input type="checkbox"/>
Broadband provider	<input type="checkbox"/>	Drivers licence - DVLA	<input type="checkbox"/>
Telephone provider	<input type="checkbox"/>	Inland revenue	<input type="checkbox"/>
TV provider	<input type="checkbox"/>	Electoral roll	<input type="checkbox"/>
Gas and electricity provider	<input type="checkbox"/>	Doctor	<input type="checkbox"/>
Insurance provider	<input type="checkbox"/>	Dentist	<input type="checkbox"/>
Credit card provider	<input type="checkbox"/>	Optician	<input type="checkbox"/>
Bank and/or building society	<input type="checkbox"/>	Vet	<input type="checkbox"/>
Pensions and investment provider	<input type="checkbox"/>	School	<input type="checkbox"/>
Loyalty cards	<input type="checkbox"/>	Nursery	<input type="checkbox"/>
TV Licensing	<input type="checkbox"/>	Employer	<input type="checkbox"/>

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WHY SETTLE FOR LESS?