



**Loveclough Park, Goodshaw Fold Close, Loveclough, Rossendale, Lancashire, BB4 8PZ**  
**Prices from £300,000**

A development of seven luxury built four bedroom detached and semi detached homes brought to you by an award winning builder. Designed and finished to the highest standard these properties are set in a private exclusive development and offer spacious accommodation. Loveclough Park is situated on Goodshaw Fold Road, near to its junction with Burnley Road, surrounded by picturesque countryside and moorland.

The development is set within a quiet well established residential area surrounded by some of the areas most desirable properties.

Call us now for further details or to view other developments highlighting the superb specification of this award winning builder.

**\*\*Now Stamp duty exempt\*\***

## Loveclough Park, Goodshaw Fold Close, Loveclough, Rossendale, Lancashire, BB4 8PZ

### Location

Loveclough is a small hamlet nestled on the edge of the Rossendale valley in Lancashire. This desirable area is semi rural yet within easy reach of Rawtenstall centre with all its shops and amenities.



### The Huxley

(Plots 3,4,& 5)

A stunningly designed modern four bedroom detached home of 1,163 Sq ft (108 Sq m) benefitting from four beds, en-suite to master and a detached garage.



### The Elmsley

(Plots 1,2, 6 & 7)

A beautifully laid out 3 storey modern semi detached home of 1,132 Sq ft (105.2 Sq m) benefitting four bedrooms, en-suite to master and attached garage.



### Reservations

For a modest £5000 reservation fee you can guarantee yourself one of these premier new build properties. Reservation fee subject to terms and conditions.

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## Prices

Prices start from £300,000

## Viewings

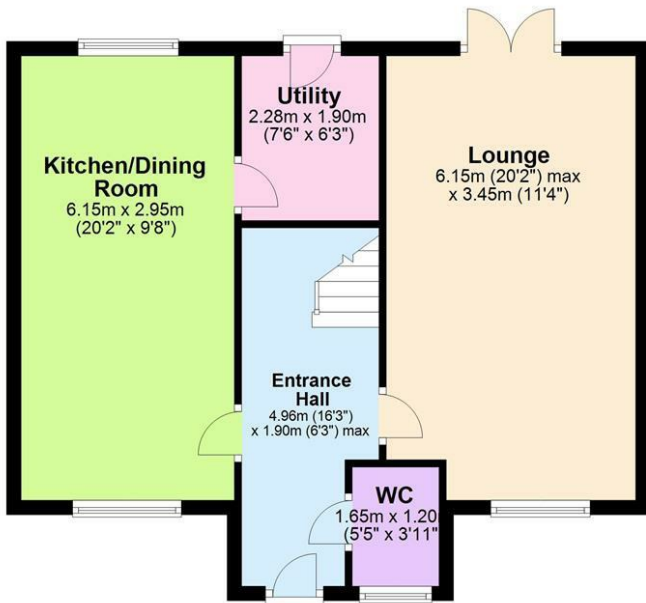
Through sole agents Jonathan Dines and Company

## Floor Plans



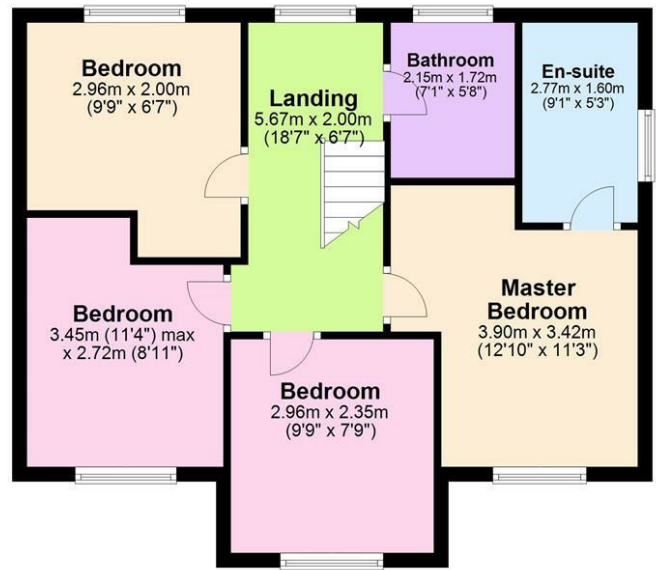
### Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



### First Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 112.4 sq. metres (1210.0 sq. feet)

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

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