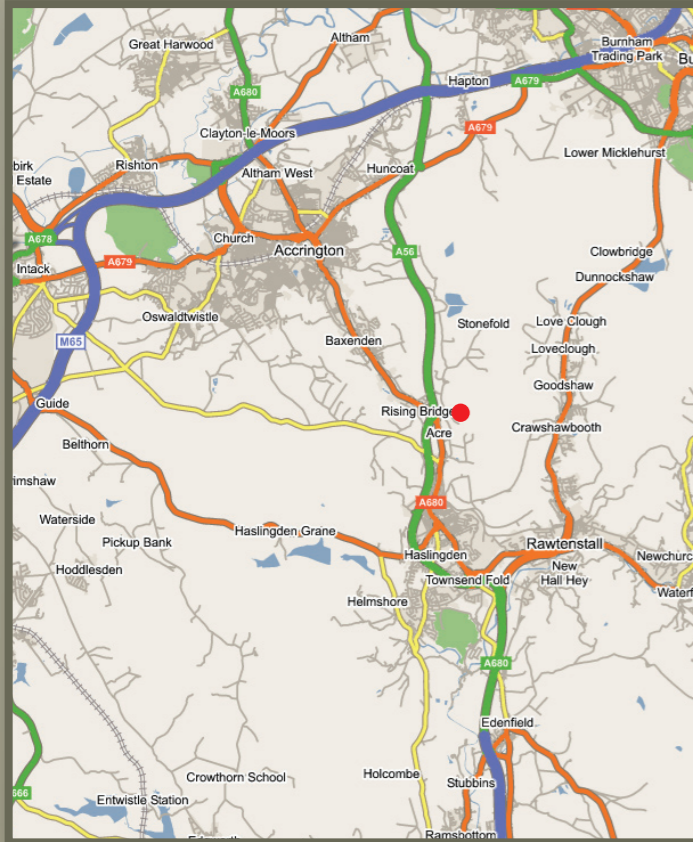
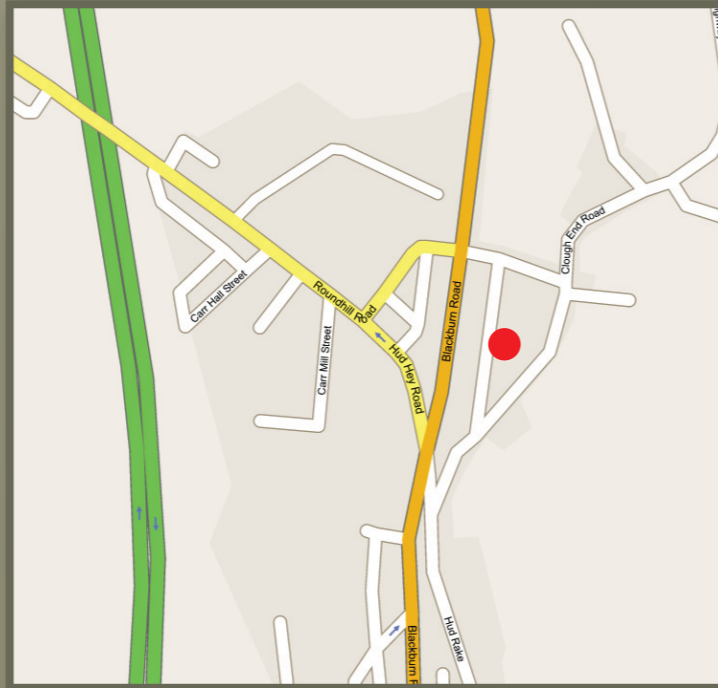
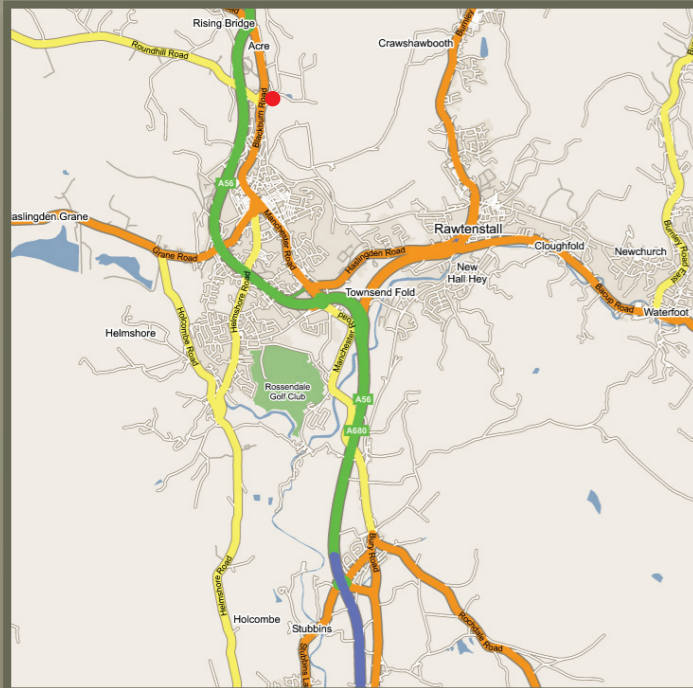


# how to find us....



*From the Manchester area....*  
*M60 junction-18 (M66 junction-4).*  
*Continue straight ahead onto M66 for approx 8 miles.*  
*Follow signs for Haslingden A680/A56.*  
*Continue till the end of the by-pass, at the roundabout take the third exit.*  
*At first set of traffic lights turn left.*



# Rose-Court

Clough End Haslingden

*Exclusive luxury developments of 2-3 Bedroom Town Houses*



TEL: 01706 231295

*Perfection in Construction*



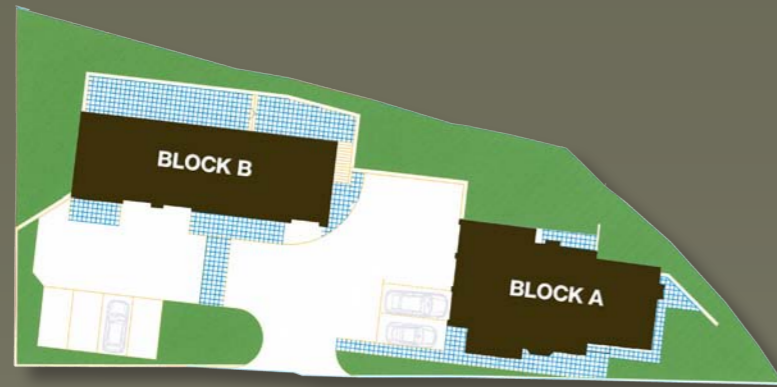
TEL: 01706 231295

*Perfection in Construction*

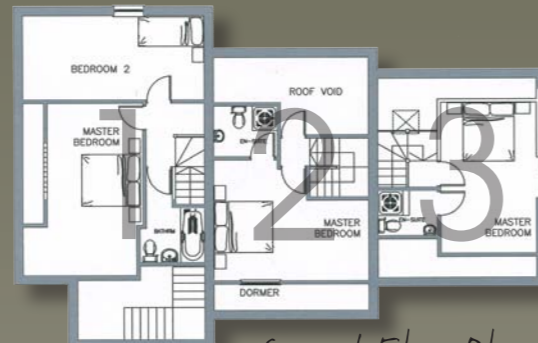
# Rose-Court Clough End, Haslingden

## Exclusive - Luxury Development of 2 - 3 Bed Townhouses.

Situated in the heart of the Rossendale Valley with panoramic views of the rural area, also close to local amenities and motorway network. A unique blend of quality and style, built to the highest standards by one of the leading craftsmen in the area. The development benefits from the revolutionary Envireau Rainwater Harvesting System.



Second Floor Plan



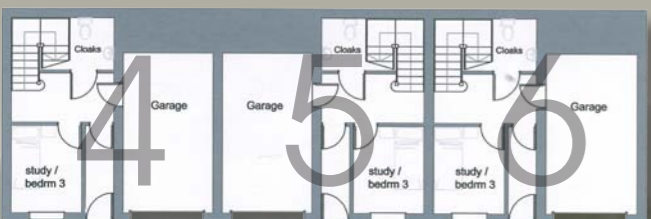
Second Floor Plan



First Floor Plan



First Floor Plan



Ground Floor Plan



Ground Floor Plan

# Build - Specification

## External - Construction

Traditional build using natural stone with chamfered heads.

## Garage

Integral large garage with oak 'grp' electrically operated door and also keypad for alarm system on block B, power sockets and external tap.

## Patio

Each property has its own Indian stone flagged and decked patio with feature L.E.D. lighting.

## Heating & Insulation

Oak U.P.V.C. windows with 24mm 'K' glass double glazed units and trickle vents. Gas fired central heating with double convector radiators with thermostatic valves, digital programmer and constant hot water. Gas fire included with an excellent choice of fire surrounds.

## Kitchen

Superb high quality kitchen with 40mm worktops, stainless steel appliances and sink, including oven/hob and extraction with built in dishwasher and fridge freezer, also tiled between worktop and wall units.

## Bathroom

White bathroom with chrome fittings, concealed cistern toilets and combination bath/shower system. Half tiled with choice of mosaic tiles.

## Internal Joinery

Doors are 44mm thick 1/2 hr fire doors with either oak or ash finish, with class '8' stainless needle roller hinges and stainless steel ironmongery.

## Staircase

Combination of oak/ash and stainless steel with 'punched' steel panels ballustrading.

## Security

Burglar alarm fitted with keypad at front door and garage where applicable. These systems can also be monitored at an extra cost.

## Electrical

Electrics to NIC standards with T.V. points to all bedrooms and the facility for Sky or cable to each point, also telephone points to all rooms.

## Envireau Rain Management

These properties are unique in featuring the latest rainwater management by Titan using all the surface water from the roofs of the properties. This is filtered and re-used for all non-potable applications e.g. all toilet flushes, external taps, washing machines, reducing your water rates by up to 50% and helping to reduce the current running costs for the new environmentally conscious house owner.

## Parking

Each property has the benefit of another parking space and car park built to adoptable standard with excellent lighting.

## Landscape

The rear betoatlas retaining wall is planted with a wide variety of colourful plants giving a great all year round 'Summer feel'. Car park areas too have a selection of shrubs and trees with bark/mulch beds.

## Service Charges

There will be an annual service charge for garden and car park maintenance, the running costs of car park lighting and the rainwater management system. Properties are freehold.

## Extras

A vast selection of extras are available for kitchens / bathrooms / tiling / floors etc. Costs must be paid for by the customer prior to work commencing and any changes depend on the stage of construction of the individual property at the time of ordering. The builder reserves the right to make alterations to comply with amendments in regulations and other factors.

## Deposit

£5,000 non-refundable deposit secures your property at the fixed agreed price. (Excluding extras.)

