

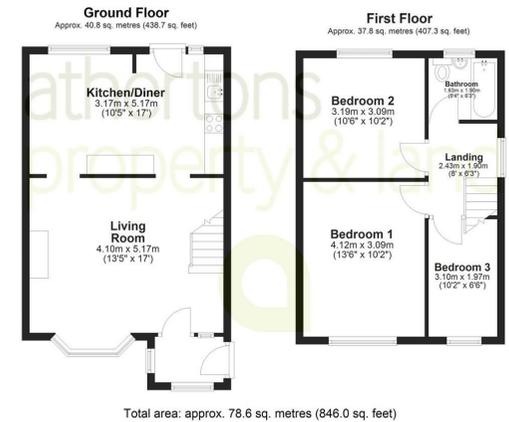


44 Bushburn Drive, Langho, BB6 8EZ
£230,000

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Set within the highly sought-after village of Langho in the heart of the Ribble Valley, this three-bedroom semi-detached home presents an exciting opportunity for a variety of buyers. Enjoying far-reaching views across open fields towards Stonyhurst and Longridge Fell, the property offers generous living accommodation and outdoor space, while providing a blank canvas for those wishing to modernise and create a home tailored to their own style and needs.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

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