



athertons
estate agents



2 St. Andrews Road, Old Langho, BB6 8BP
£625,000

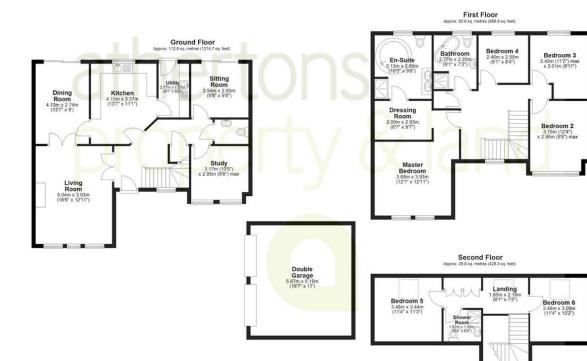


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property & land

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This outstanding executive detached residence offers extensive and versatile three storey living accommodation, finished with style and quality throughout. Designed to meet the demands of modern family life, the property combines generous proportions with elegant presentation.

The home is entered via a spacious and welcoming entrance hall with staircase to the upper floors and useful under stairs storage. The formal lounge features a living flame gas fire and decorative surround, with a front facing window and double doors opening into the dining room. The dining room benefits from a door to the kitchen along with sliding patio doors providing direct access to the rear garden, creating an ideal space for both family living and entertaining.



Total area: approx. 235.2 sq. metres (2531.9 sq. feet)
Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
For measurement apply metric.

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

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

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