

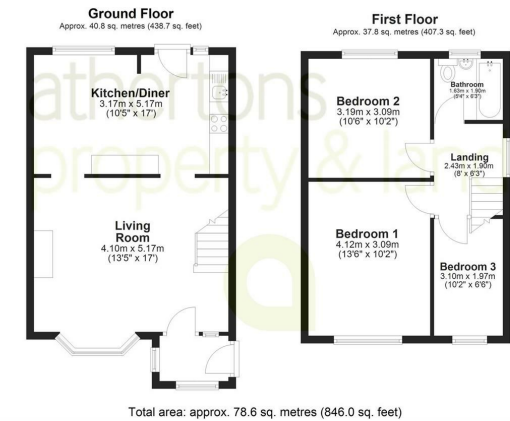


44 Bushburn Drive, Langho, BB6 8EZ
£220,000



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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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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
	63		81
England & Wales		England & Wales	

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