



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

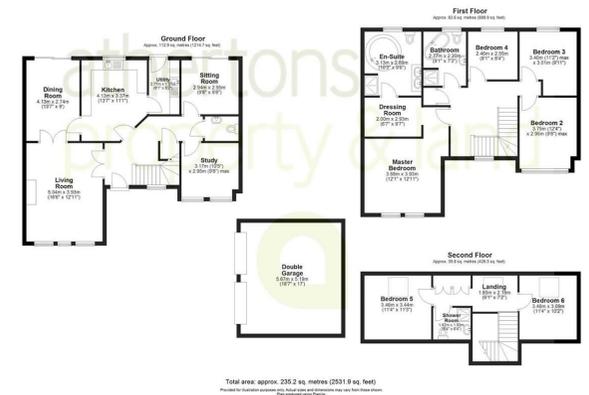
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property & land

# 2 St. Andrews Road, Old Langho, BB6 8BP

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	75
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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