



**NEIL ROBINSON**  
Estate Agents

# School Lane, Chapel House, Skelmersdale, WN8 8QG

£170,000

3 1 1

- Highly Desirable Residential Area
- Three Bedrooms
- Fitted Bathroom
- Summer House
- Freehold Tenure
- Semi-Detached Dormer Bungalow
- Fitted Kitchen & Utility Room
- Front & Rear Gardens
- Driveway & Garage
- No Chain!



Spacious three bedroom semi-detached dormer bungalow available for sale in the highly sought after residential area of School Lane situated in Old Skelmersdale.

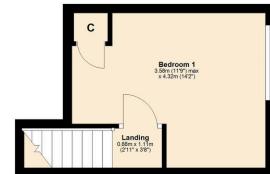




**Ground Floor**  
Approx. 74.6 sq. metres (803.3 sq. feet)



**First Floor**  
Approx. 16.0 sq. metres (172.4 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)



4/29/25 3:24 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
113 School Lane, Skelmersdale WN8 8QD	Energy rating <b>D</b>	Valid until 26 April 2025
		Certificate number T228-5724-4400-0028-0222
Property type Semi-detached house		
Total floor area 84 square metres		

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property/unminimum-energy-efficiency/standard/landlord-evidence>

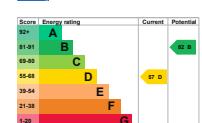
#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See how to improve this property's energy efficiency.



For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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