



NEIL ROBINSON

Estate Agents

# Inskip, Skelmersdale, WN8 6JX

£85,000

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- Spacious & Modern Apartment
- Two Double Bedrooms
- Handy Storage Cupboards Throughout
- Communal Parking Available
- Town Centre Location
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Shared Garden with One Resident
- DG & GCH
- Viewings Highly Recommended!



Spacious and modern first floor two bedroom apartment for sale in the popular residential area of Inskip situated within walking distance to the town centre of Skelmersdale.





**Energy performance certificate (EPC)**

108 Road, SKELMERSDALE, Wigan, W10 7JX	Energy rating: <b>C</b>	18th April	23 March 2019
		Certificate number: 84367027-9800-9986-0222	

Property type: Top-floor flat  
Total floor area: 62 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/government/guidance/energy-performance-certificates) (<https://www.gov.uk/government/guidance/energy-performance-certificates>).

**Energy rating and score**

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

[See how to improve this property's energy efficiency.](#)

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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69-80	69-80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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