



102 School Lane

Chapel House Skelmersdale, WN8 8DU

Asking Price £155,000



Semi detached property situated in the popular residential area of Old Skelmersdale convenient for local amenities. Ground floor accommodation comprises a living room, dining room, kitchen, outhouse/utility room and WC. To the first floor there are three bedrooms and a family bathroom. Outside there is a detached workshop and gardens to front and rear.



FRONT DOOR

UPVC door to:-

ENTRANCE HALL

Window to side aspect, laminate floor, spotlights.

LIVING ROOM 13'2" x 8' (4.01m x 2.44m)

Window to front aspect, gas fire with wooden surround.

DINING ROOM 13'2" x 11'11" (4.01m x 3.63m)

Window to rear aspect, dual fuel woodburner in feature exposed brick surround.

KITCHEN 8'8" x 7'2" (2.64m x 2.18m)

Window to rear aspect, a range of fitted units, stainless steel sink and drainer, integrated gas oven, gas hob, space for fridge, part tiled walls, laminate flooring,

OUTHOUSE / UTILITY /WC

Window to rear aspect, space for fridge/freezer, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

Stairs to first floor, landing window to side aspect, airing cupboard, loft access.

BEDROOM ONE 12' x 10'6" (3.66m x 3.20m)

Window to front access, fitted wardrobes.

BEDROOM TWO 11'7" x 9' (3.53m x 2.74m)

Window to front aspect.

BEDROOM THREE 9' x 7'1" (2.74m x 2.16m)

Window to front aspect.

FAMILY BATHROOM 7'10" x 5'6" (2.39m x 1.68m)

Window to rear aspect, P shaped bath with shower over, washbasin in vanity unit, WC, part tiled walls.

OUTSIDE

FRONT GARDEN

Driveway and lawn.

REAR GARDEN

Patio, lawn, Pergola with decked entertaining BBQ area, wooden shed, outbuilding/utility.

WORKSHOP 12'3" x 11'9" (3.73m x 3.58m)

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

ENERGY PERFORMANCE RATING

The property's current energy rating is 66. It has the potential to be 88.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

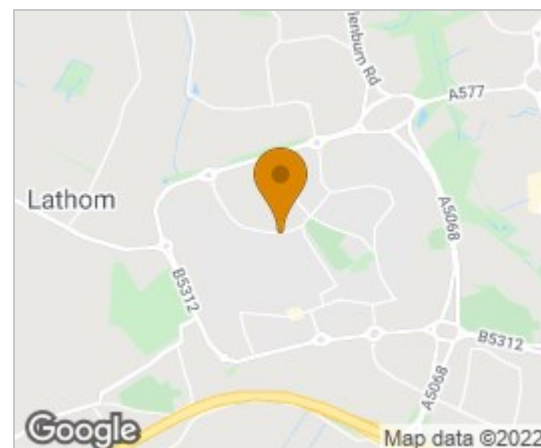
TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor. However the Vendor advises this is a FREEHOLD property.

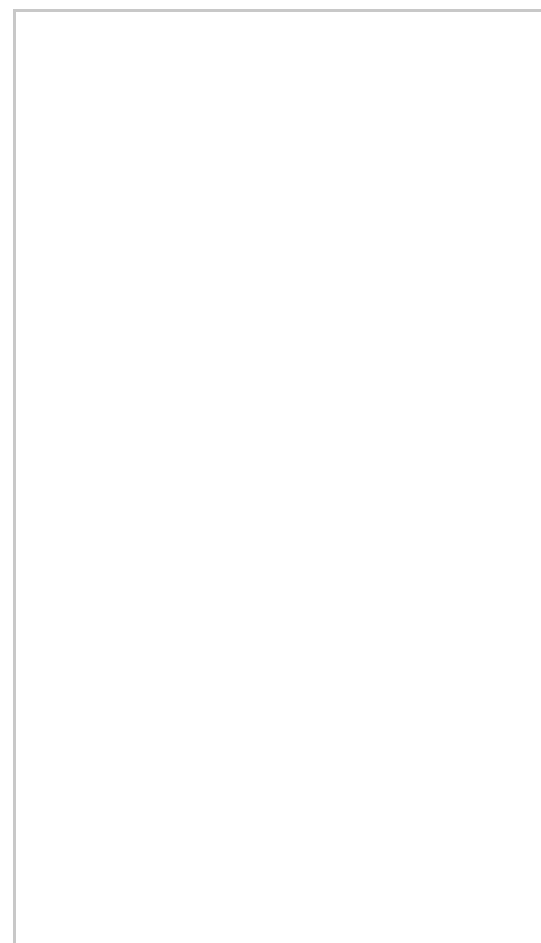
VIEWINGS

Viewing strictly by appointment through the Agents.

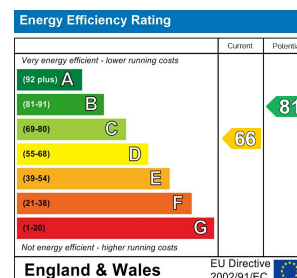
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Church Street, Ormskirk, Lancashire, L39 3AN

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk www.iananthonyestates.co.uk