

70, Broadriding Road, Shevington, WN6 8EX



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Peaceful setting, generous plot and exciting potential — all within easy reach of village life & countryside



- Traditional 3 bed terrace house
- Prime semi-rural location
- Quiet no-through road
- Generous plot & gardens
- Pleasant aspects (not overlooked)
- Lots of potential
- No chain delay
- 694 SQ.FT.

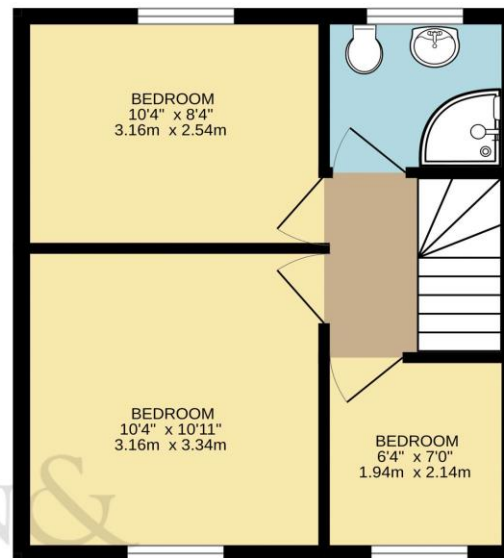
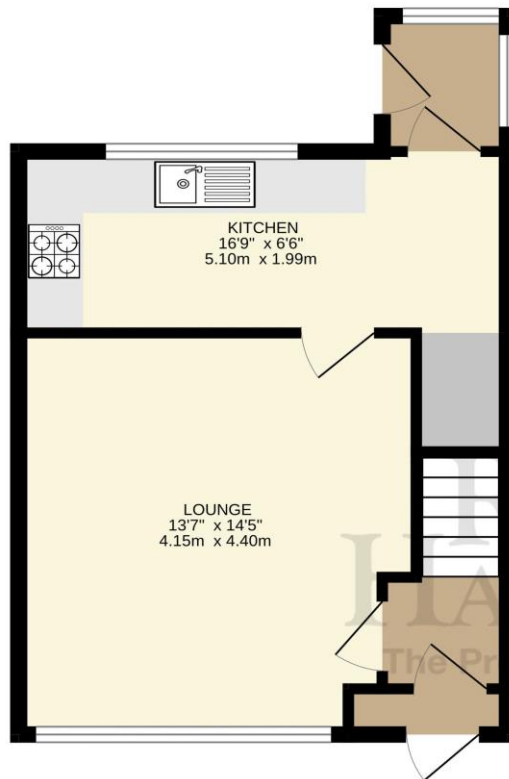
Location, Location, Location! It really is the setting that makes this property stand out. Broadriding Road is a lovely, established and particularly peaceful no-through road, ideally positioned for both Shevington Village and Appley Bridge. Enjoying a wonderful semi-rural feel, the road leads directly towards beautiful open countryside, with scenic walks taking you towards the Leeds & Liverpool Canal, Ashurst Beacon Country Park and the enchanting Fairy Glen woodland. Despite its tranquil surroundings, everyday convenience is never far away, with excellent schools, transport links, local amenities and easy access to the motorway network all close by. The road itself is a charming mix of traditional bungalows and mews-style homes, creating a quiet and established residential setting.

Number 70 is an older-style traditionally built home, full of the features you would expect from a property of this era, including impressive high ceilings and large picture windows that provide a lovely sense of space and natural light. The property occupies a generous plot, with the rear garden enjoying an open outlook over the neighbouring allotments. There is currently off-road parking to the rear, while the sizeable frontage offers clear potential to create a substantial driveway, subject to the necessary permissions.

The gardens are also of a size that could provide excellent scope for future extension, with a number of neighbouring properties having already been extended, giving a good indication of the potential available. Offered for sale with vacant possession, this is an exciting opportunity for buyers looking for a home they can make their own. The property is already equipped with gas central heating and double glazing, meaning it is perfectly liveable from day one while providing plenty of scope for improvement and personalisation over time.







TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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