

FOR SALE

25, Boardman Street, Blackrod , BL6 5AJ



25, Boardman Street, Blackrod , BL6 5AJ

Exceptional semi-detached property with a high finish and breathtaking views.



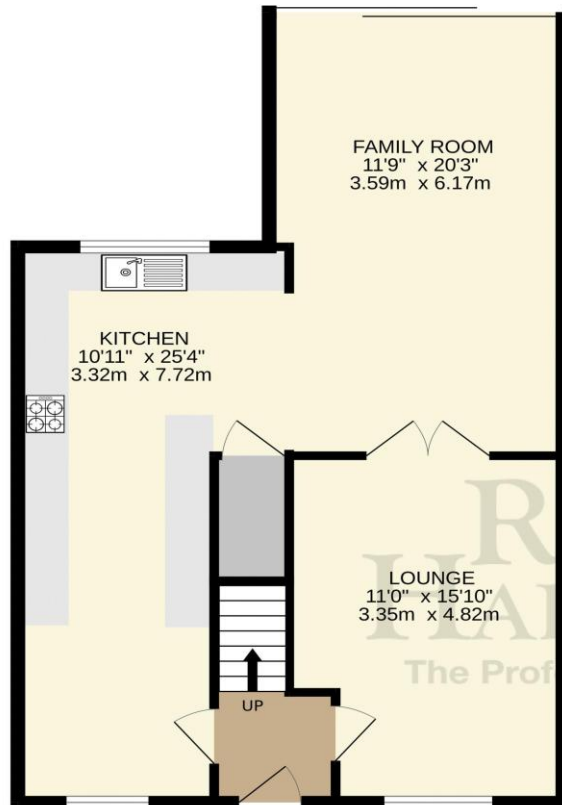
- Exceptional semi-detached family home
- High spec fitted kitchen / breakfast room
- Modern four piece family bathroom
- Can be converted back to a three bedroomed property
- Spacious and versatile accommodation
- Two large double bedrooms / dressing room
- Driveway and landscaped gardens
- 1160 SQ. FT.

A beautifully presented semi-detached home, positioned on a popular street in the sought-after village of Blackrod and enjoying uninterrupted open views towards Rivington. Finished to an excellent standard throughout, this turnkey property offers generous and versatile accommodation, along with easy access to village amenities, public transport links, schools, countryside walks, and the M61 motorway network. Originally built as a three-bedroom home, the property has been thoughtfully reconfigured by the current owner to create two spacious double bedrooms and an impressive rear extension designed to make the most of the stunning outlook. The accommodation briefly comprises an entrance hallway, a large formal lounge/sitting room to the front, and a modern fitted kitchen/breakfast room with a range of wall, base, and drawer units, plus integrated appliances. There is also a formal dining area and a superb orangery to the rear, complete with a media wall and doors opening onto the landscaped gardens. To the first floor, there is a double bedroom to the front, a spacious master suite with fitted wardrobes, a large dressing room, and views towards Rivington, plus a contemporary family bathroom featuring his-and-hers sinks, WC, bath, and separate shower. Externally, the front offers a driveway and low-maintenance faux lawn. The rear garden has been tastefully landscaped to include a raised decked patio area that takes full advantage of the views, with a further landscaped lower garden area beyond. Internal viewing is highly recommended to fully appreciate the property's high-quality finish, excellent size, and outstanding location.

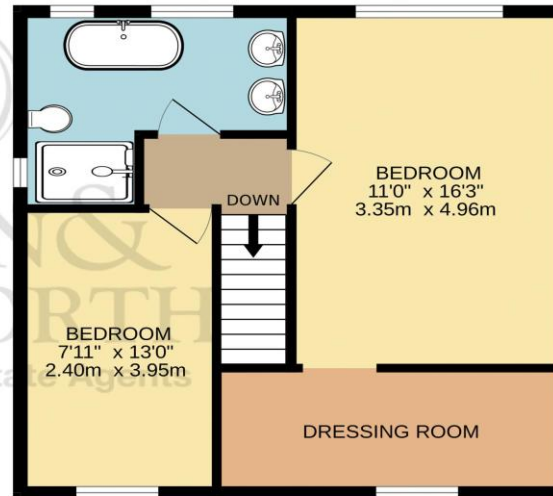




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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.
Made with Metropix ©2026



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com