

# Property Details

26 Marina View, Reedley, Burnley,  
Lancashire, BB12 0DT

OIRO **£235,000**





# Property Photos

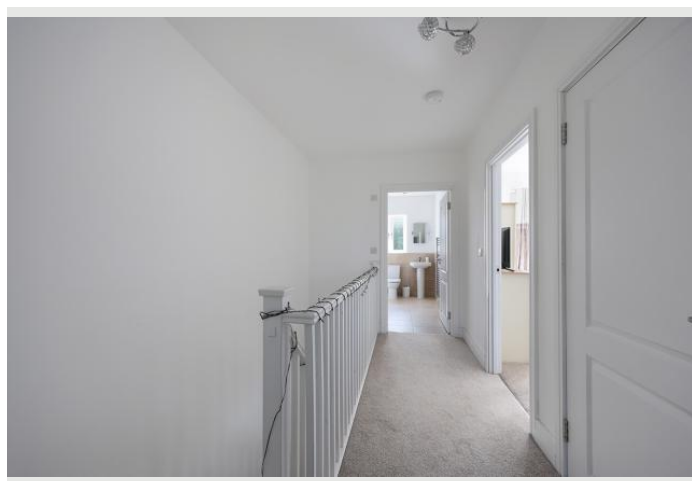
26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT



Creation Date  
**25/11/2025**

# Property Photos

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT



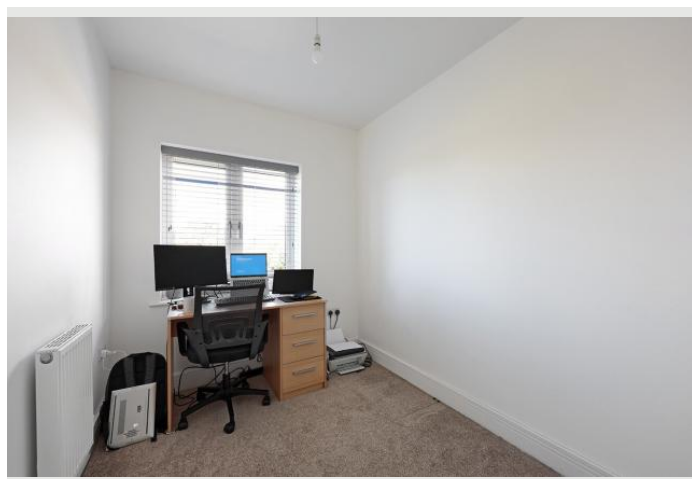
Creation Date

**25/11/2025**



# Property Photos

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

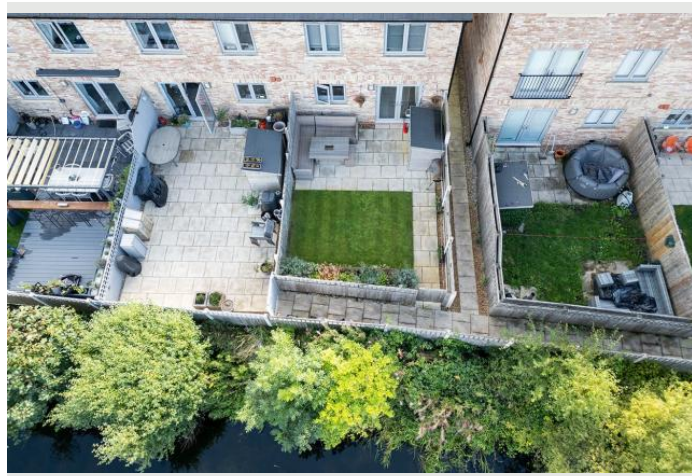
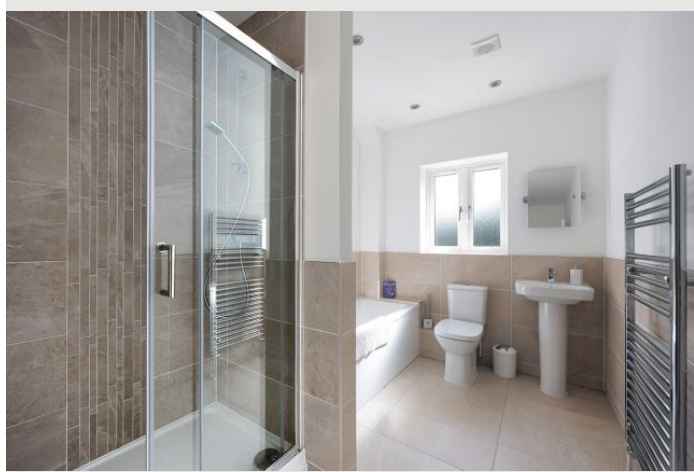


Creation Date  
**25/11/2025**



# Property Photos

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT



Creation Date

**25/11/2025**

# Property Photos

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT



Creation Date

**25/11/2025**

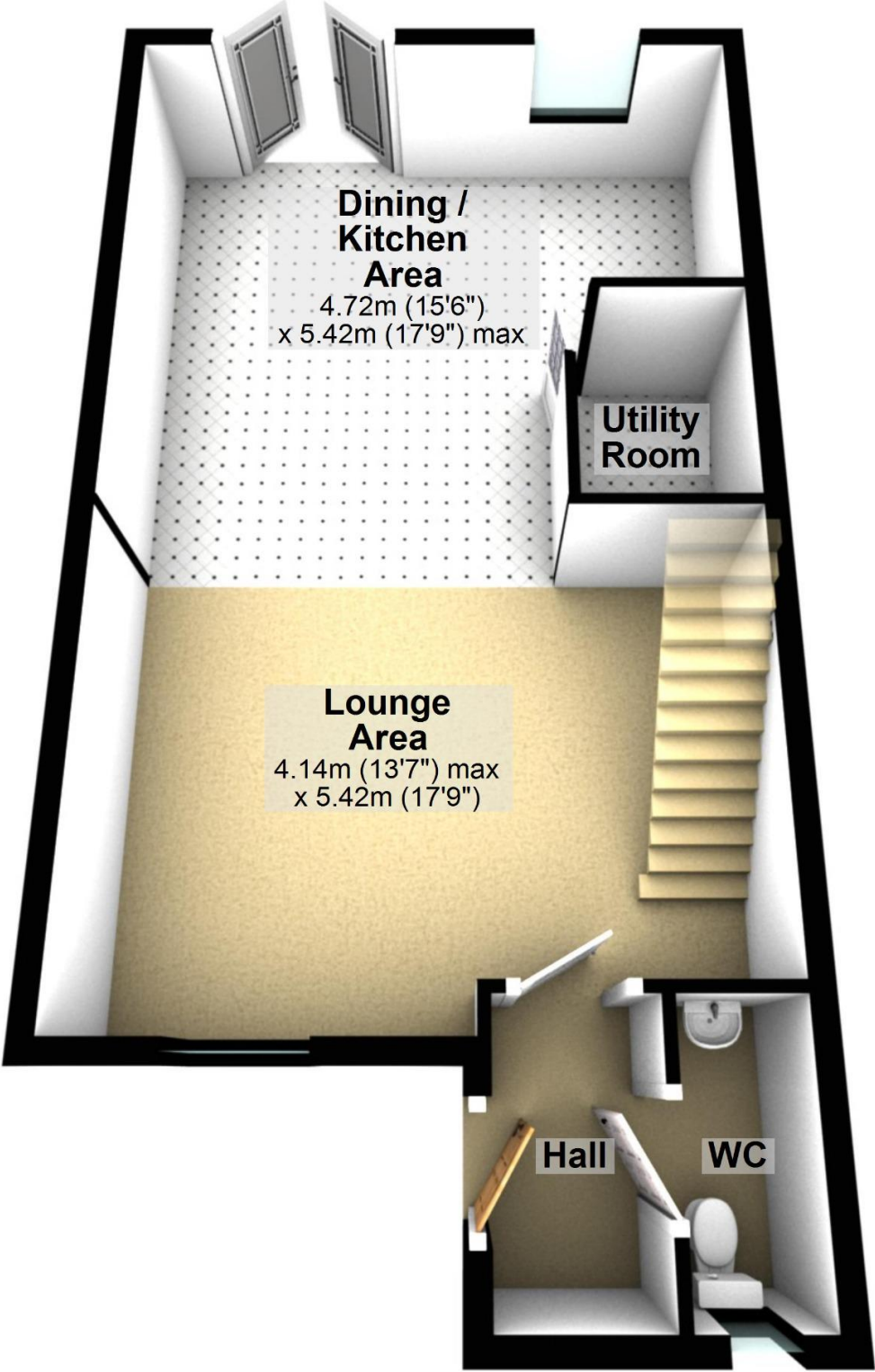


# Property Floor Plans

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

## Ground Floor

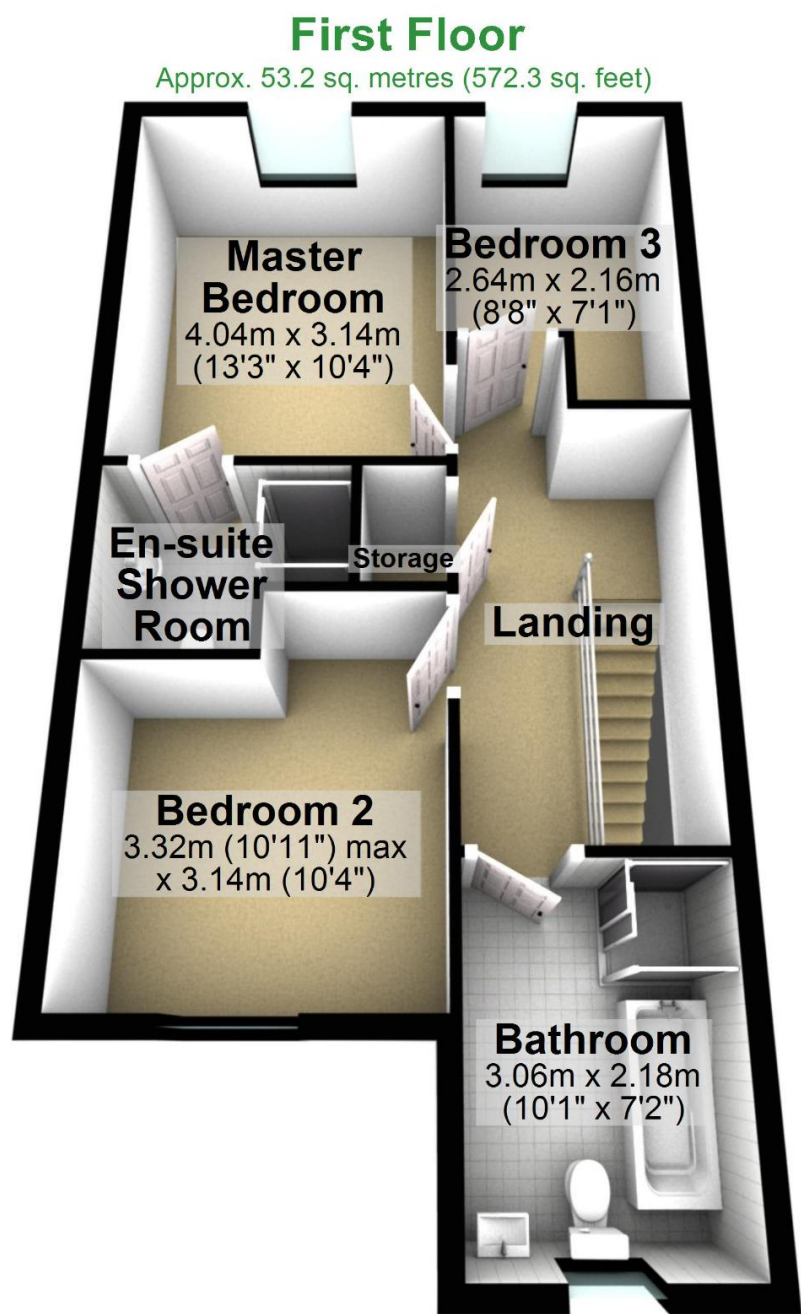
Approx. 56.6 sq. metres (609.1 sq. feet)



Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

# Property Floor Plans

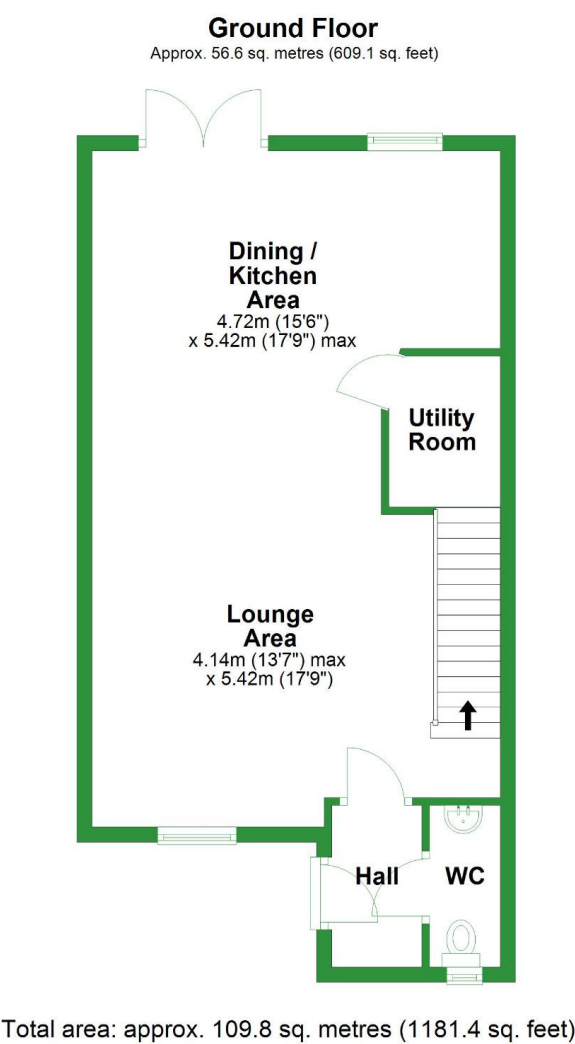
26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT





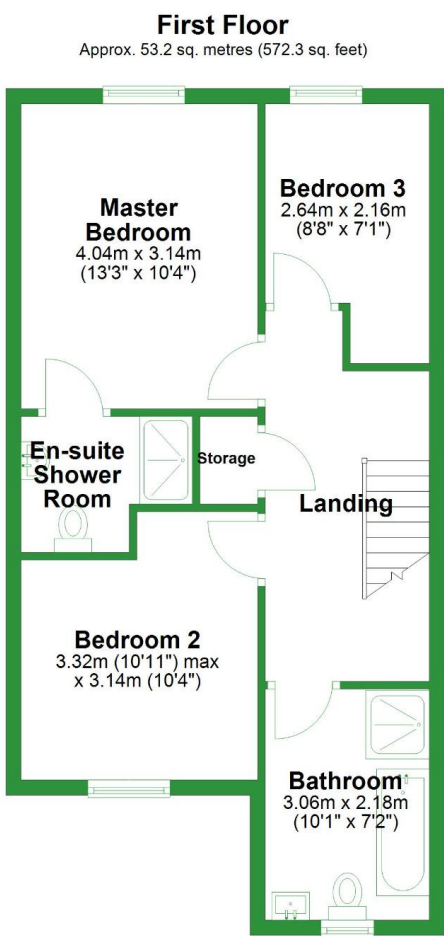
# Property Floor Plans

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT



# Property Floor Plans

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT





# Property EPC

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

04/09/2025, 12:57

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

26 Marina View  
Burnley  
BB12 0DT

Energy rating  
**B**

Valid until: 22 March 2031  
Certificate number: 9100-1776-0832-5023-3793

Property type: End-terrace house

Total floor area: 108 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-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

Score | Energy rating

|       |   |
|-------|---|
| 92+   | A |
| 81-91 | B |
| 69-80 | C |
| 55-68 | D |
| 39-54 | E |
| 21-38 | F |
| 1-20  | G |

Current | Potential

64 B

84 A

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9100-1776-0832-5023-3793?print=true>

1/4

Creation Date

25/11/2025

Page 11

# Property Info

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

| Property Type    |
|------------------|
| House            |
| Property Style   |
| Mews             |
| Bedrooms         |
| 3                |
| Bathroom         |
| 2                |
| Receptions       |
| 1                |
| Tenure Type      |
| Freehold         |
| Floor Area       |
| 1181.4           |
| Agency Type      |
| Sole             |
| Parking          |
| Off Road Parking |
| Type             |
| Sales            |
| Electricity      |
| Mains Supply     |



# Property Info

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

|                            |
|----------------------------|
| Water Supply               |
| Mains                      |
| Sewerage                   |
| Mains Supply               |
| Heating                    |
| Gas Central                |
| Broadband                  |
| FTTC, FTTP                 |
| Accessibility              |
| -                          |
| Restrictions               |
| -                          |
| Condition                  |
| Good                       |
| Flooded In Last Five Years |
| No                         |
| Current Annual Ground Rent |
| -                          |
| Current Service Charge     |
| -                          |
| Rent Review Period (Year)  |
| -                          |

# Property Info

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

|                                 |
|---------------------------------|
| Ground Rent Percentage Increase |
| -                               |
| Service Review Period (Year)    |
| -                               |
| Lease End Date                  |
| -                               |
| Price Qualifier                 |
| OIRO                            |
| Price                           |
| £235,000                        |
| Land Size                       |
| -                               |
| Age of Property                 |
| -                               |
| Year Built                      |
| -                               |
| New Home                        |
| No                              |



# Property Features

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

## Feature 1

Spacious Three Bedroom Home

## Feature 2

Prime Location

## Feature 3

Open Plan Living

## Feature 4

Utility Room

## Feature 5

Master Bedroom With En-suite

## Feature 6

Family Bathroom With Separate Shower

## Feature 7

Off Road Parking

## Feature 8

Close To Local Amenities And Major Transport Links

Creation Date

**25/11/2025**

# Property Description

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

## Stunning Three-Bedroom Home with Canal-Side Living in Reedley

Nestled in a prime location near the picturesque Reedley Marina, this deceptively spacious three-bedroom family home offers the perfect blend of stylish modern living and tranquil countryside charm. With an open aspect to the front and serene canal-side views to the rear, this property provides an enviable lifestyle opportunity in one of Reedleys most sought-after areas.

### Key Features

- Deceptively spacious three-bedroom home
- Prime location near Reedley Marina
- Open-plan living with stylish breakfast bar kitchen
- Utility room and downstairs WC
- Master bedroom with ensuite shower room
- Family bathroom with bath and separate shower
- Double doors to rear garden
- Off-road parking
- Ample storage throughout
- Open aspect to front and countryside views

### Agent's Perspective

Step inside to discover a bright and airy open-plan ground floor, ideal for both everyday living and entertaining. The generous living and dining space flows seamlessly into a contemporary kitchen, complete with breakfast bar, integrated appliances, and ample workspace. Double doors open directly onto the rear garden, creating a perfect indoor-outdoor connection.

A separate utility room adds convenience and extra storage, while a downstairs WC completes the ground floor layout.

Upstairs, the impressive master bedroom features a sleek en-suite shower room with a floating vanity sink and a luxurious double rainfall shower. Two further well-proportioned bedrooms offer flexibility for family, guests, or home working. A stylish family bathroom boasts both a full-size bath and a separate shower, catering to all needs.

This home surprises at every turn with its ample built-in storage throughout, ensuring clutter-free living.

### Creation Date

**25/11/2025**

# Property Description

26 Marina View, Reedley, Burnley, Lancashire, BB12 0DT

To the front, there is off-road parking, and the open countryside views add to the peaceful ambiance. The rear garden provides a private outdoor retreat, perfect for relaxing, gardening, or entertaining beside the canal.

## Client's Perspective

This home is ideal for a young family, in a safe neighbourhood that offers a true sense of community. Enjoy beautiful views across to Pendle Hill all year round. Located in an excellent area with easy access to local schools, parks, and amenities. The quiet surroundings and friendly neighbours make it the perfect place to put down roots and create lasting memories.

Located within easy reach of local amenities, schools, and beautiful walking routes along the Leeds and Liverpool Canal, this exceptional home truly combines convenience, comfort, and lifestyle.

Early viewing is highly recommended to appreciate the space and setting on offer.