

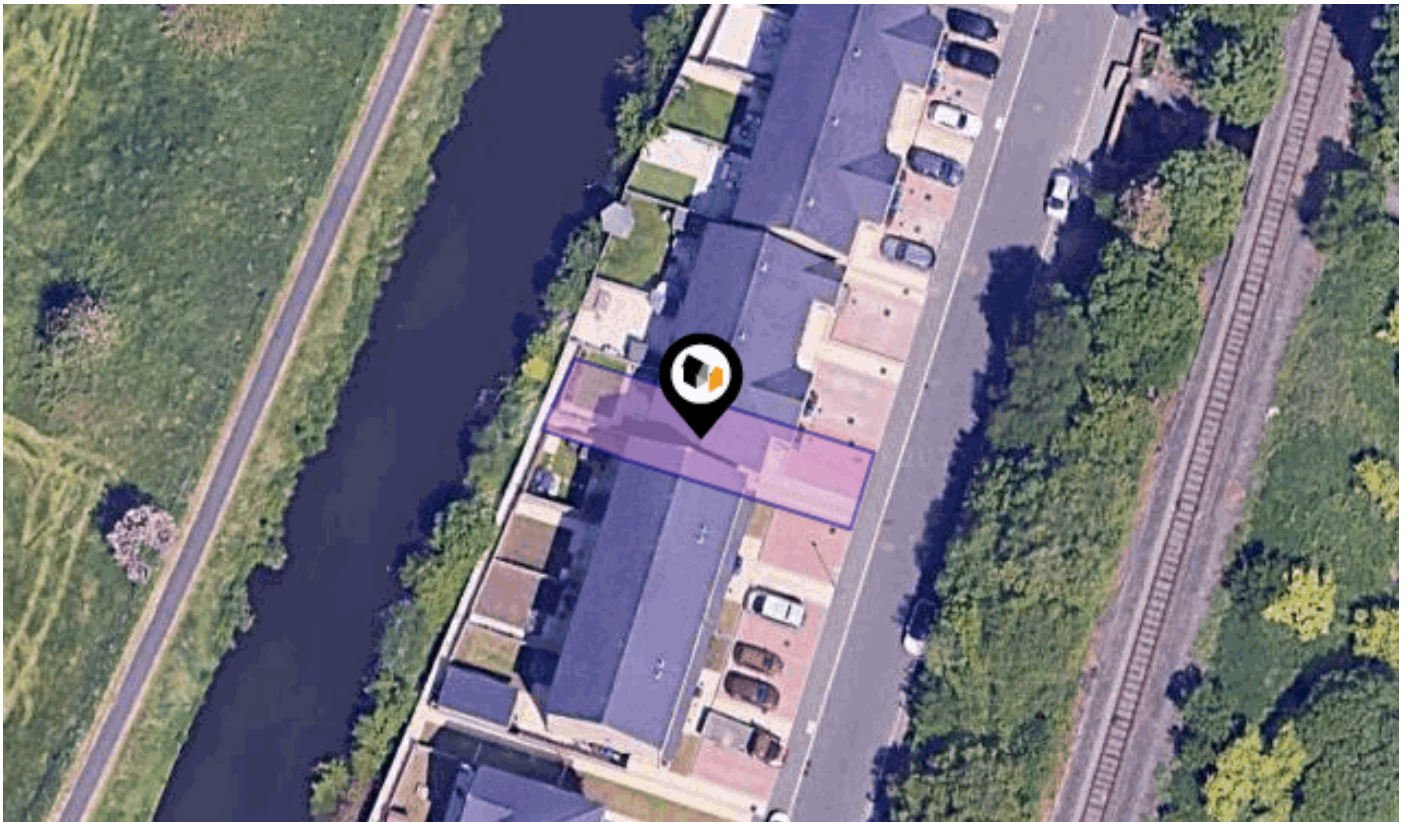


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th November 2025



MARINA VIEW, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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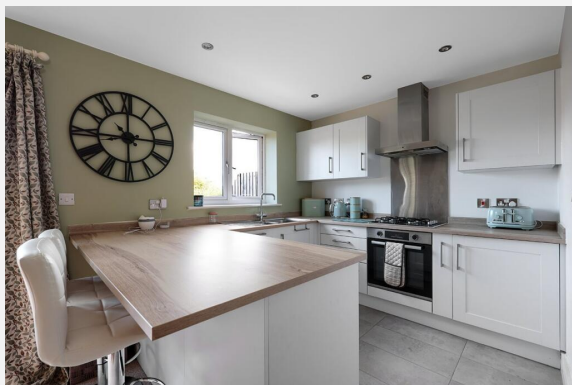
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LAN246161		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

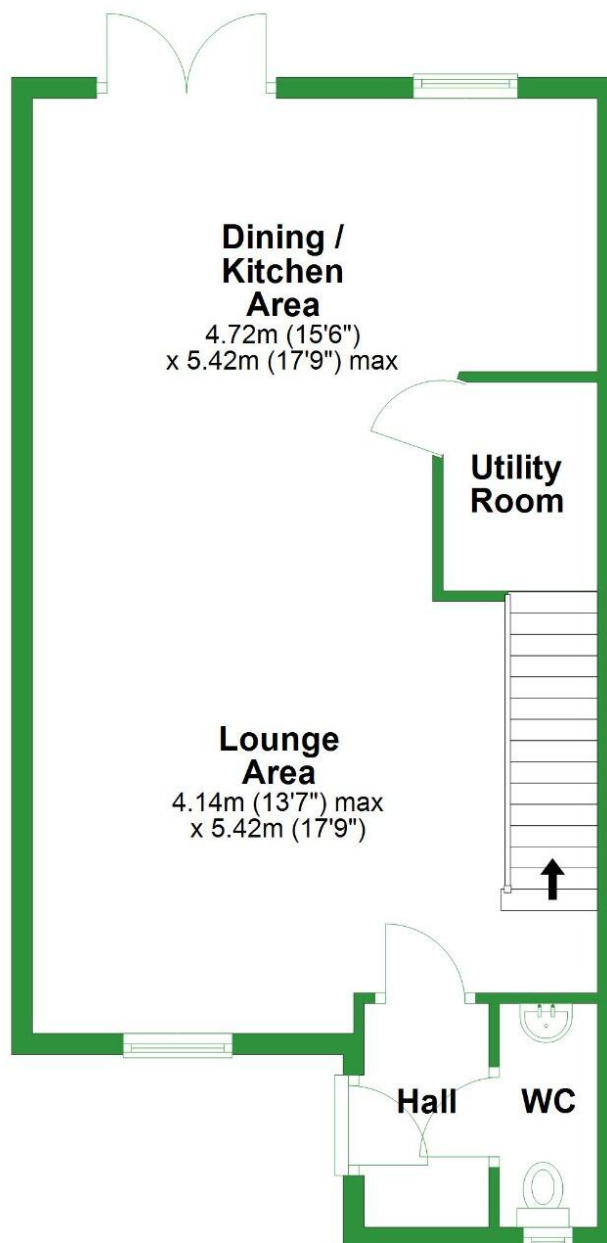
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2			



MARINA VIEW, BURNLEY, BB12

Ground Floor

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

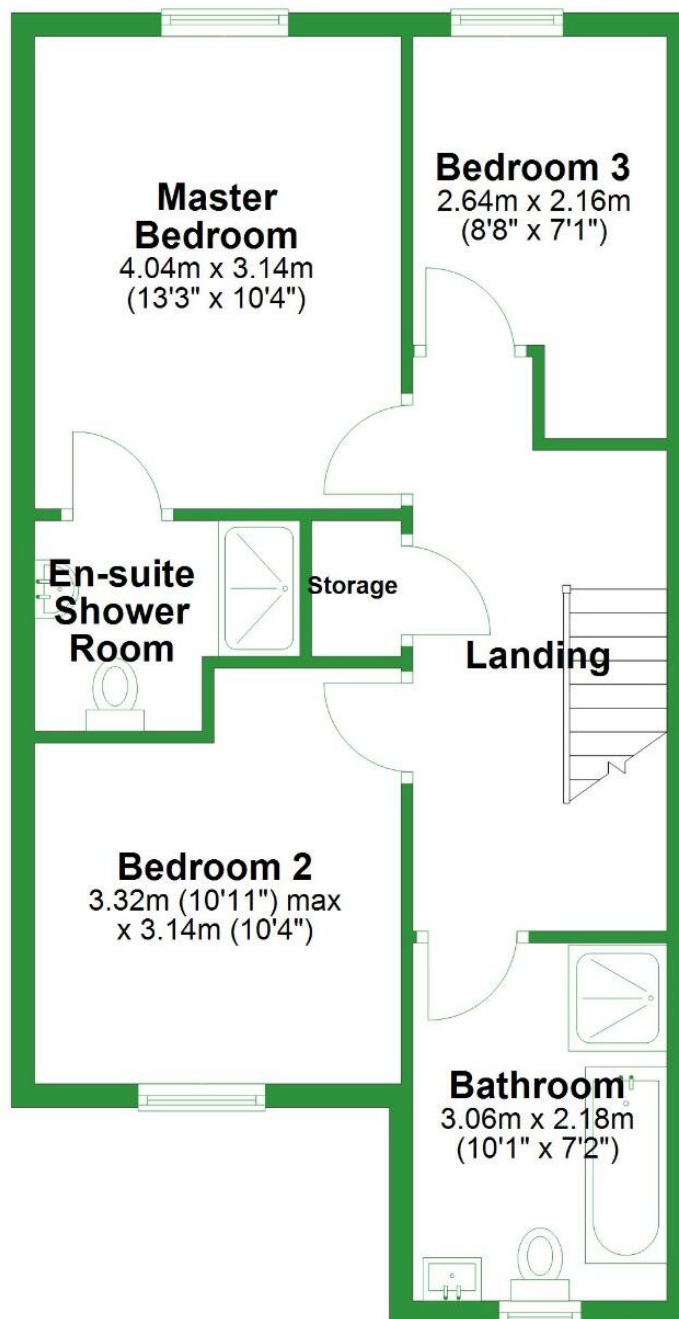


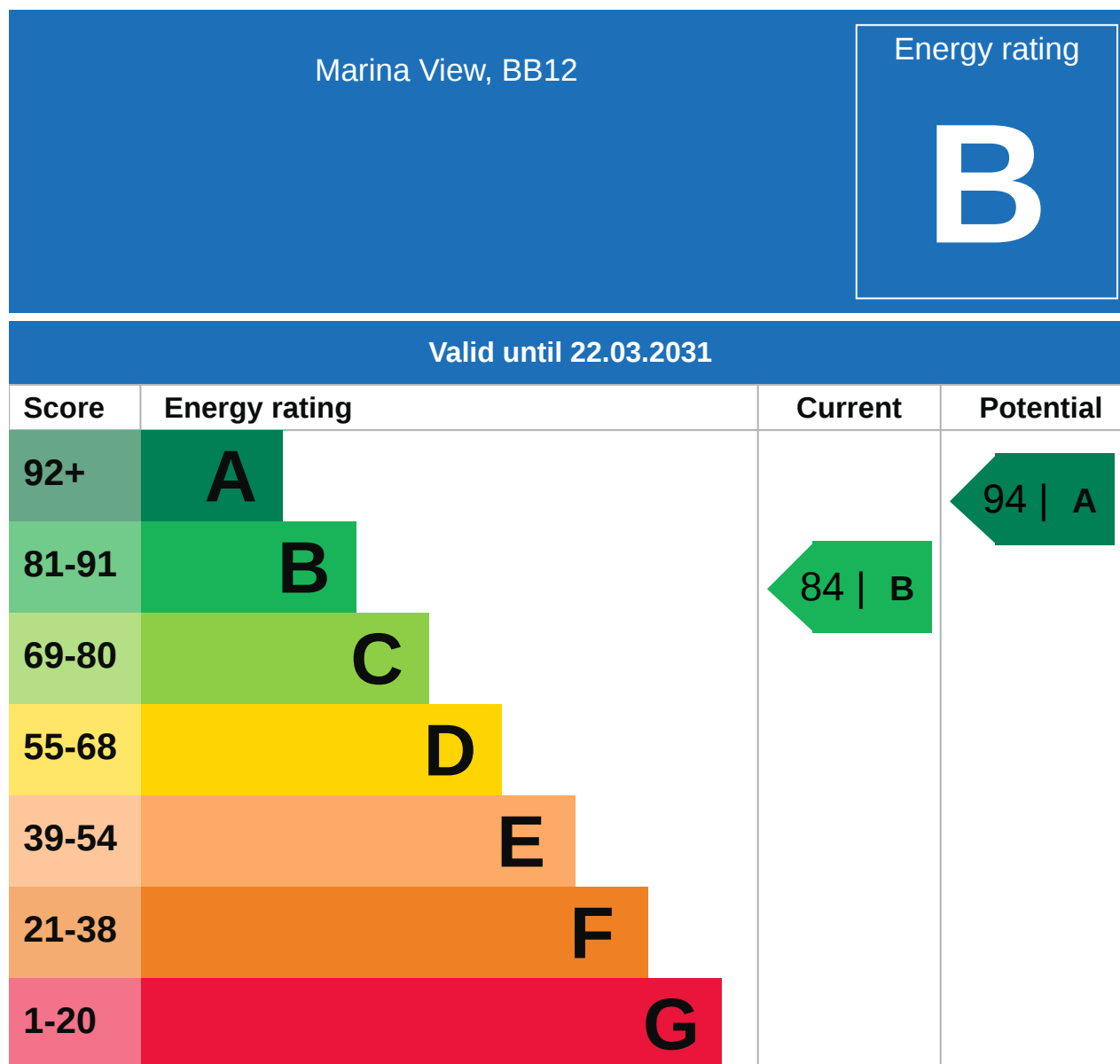
Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

MARINA VIEW, BURNLEY, BB12

First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)





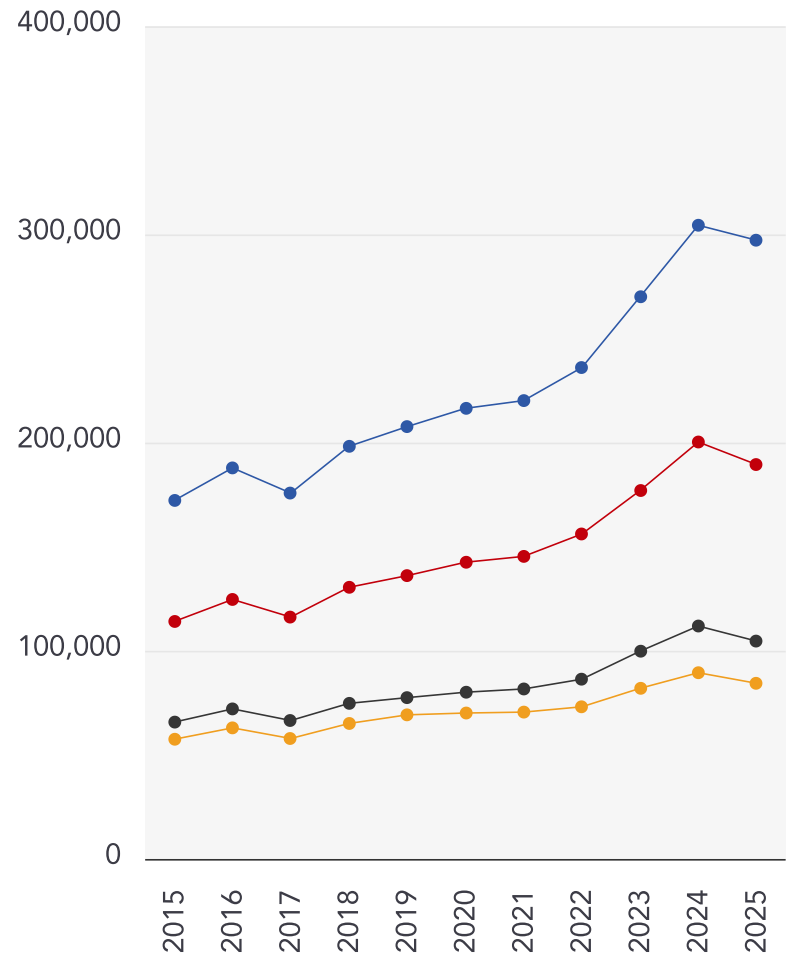
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-Â°K
Total Floor Area:	108 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB12



Detached

+72.58%

Semi-Detached

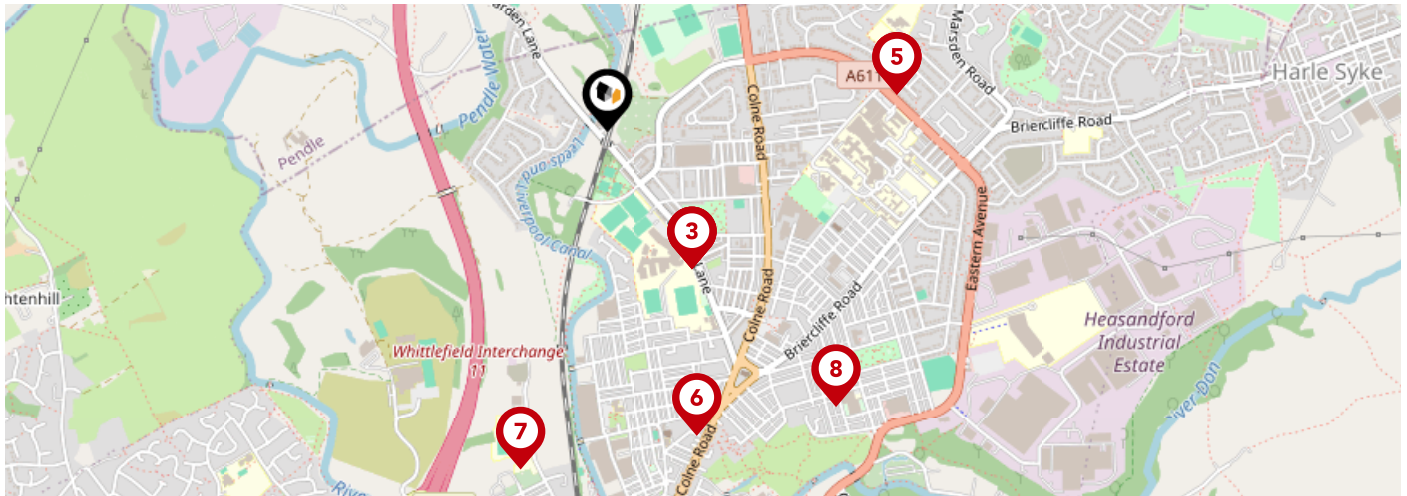
+66.06%

Terraced

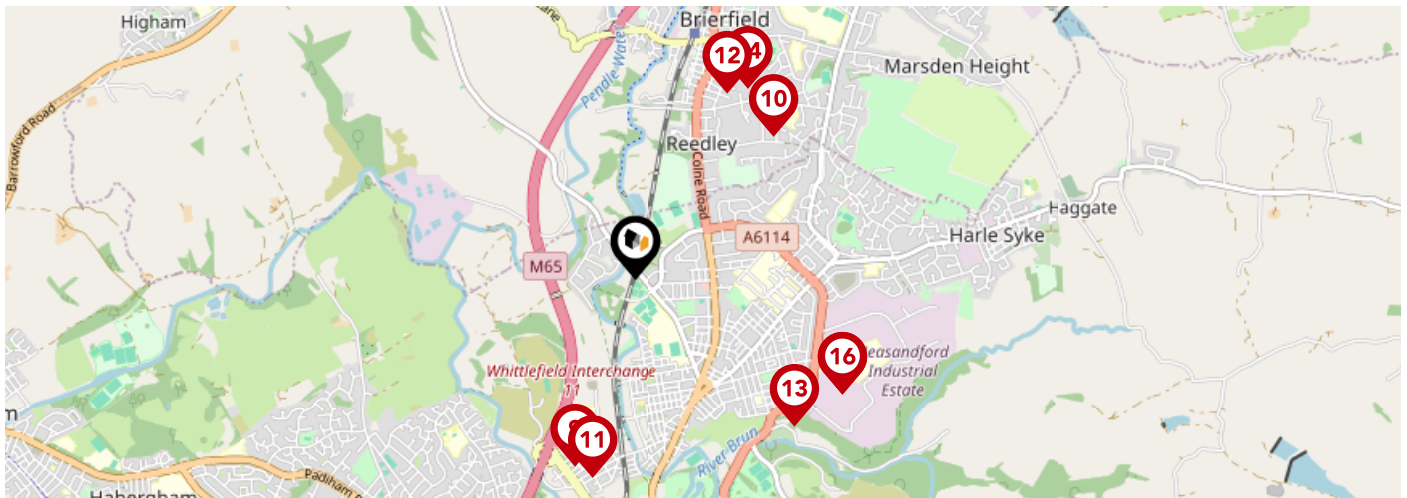
+59.19%

Flat

+46.72%



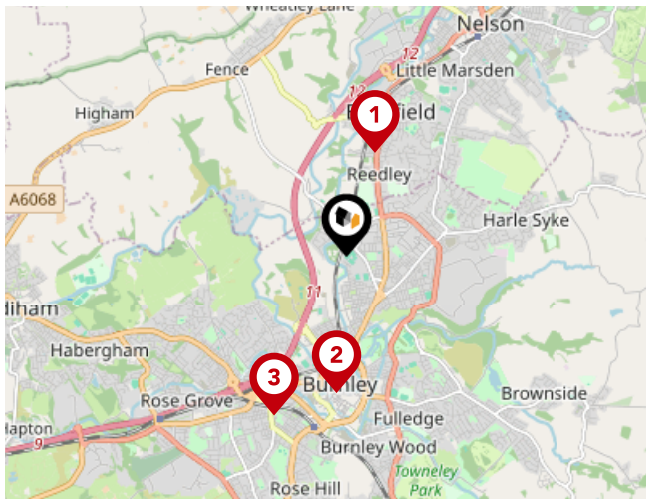
		Nursery	Primary	Secondary	College	Private
1	Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance:0.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barden Primary School Ofsted Rating: Good Pupils: 476 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rawdhatul Uloom Ofsted Rating: Good Pupils: 114 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burnley Stoneyholme Community Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

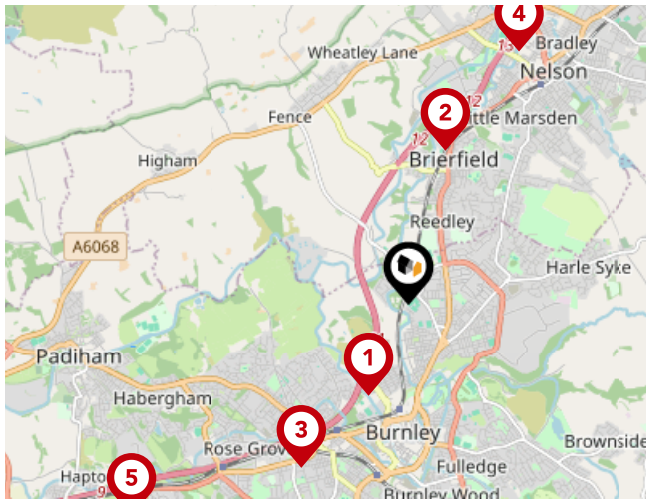
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.95 miles
2	Burnley Central Rail Station	1.2 miles
3	Burnley Barracks Rail Station	1.52 miles

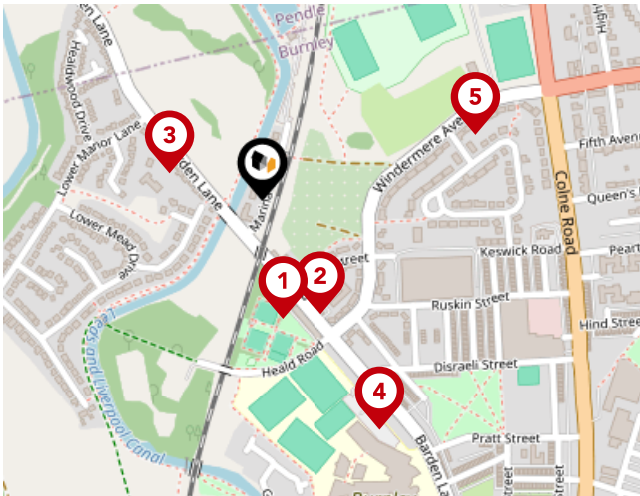


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	0.87 miles
2	M65 J12	1.39 miles
3	M65 J10	1.71 miles
4	M65 J13	2.42 miles
5	M65 J9	3.05 miles

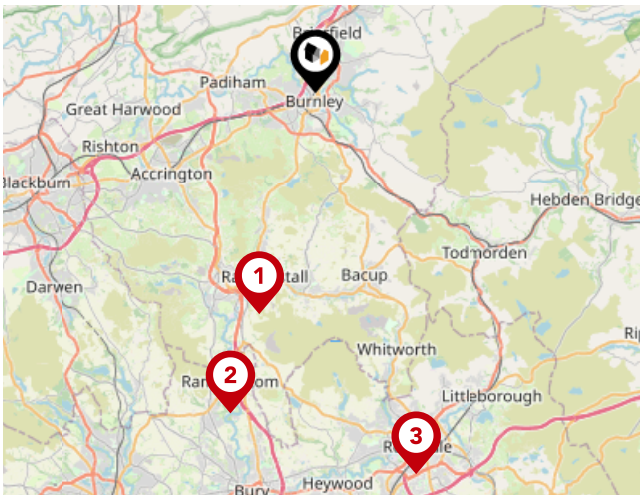
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blacker Street	0.13 miles
2	Barden Lane	0.14 miles
3	Lower Manor Lane	0.11 miles
4	Disraeli Street	0.28 miles
5	Shap Grove	0.24 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8 miles
2	Ramsbottom (East Lancashire Railway)	11.65 miles
3	Rochdale Interchange (Manchester Metrolink)	13.85 miles



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



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Pendle Hill Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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