

Property Details

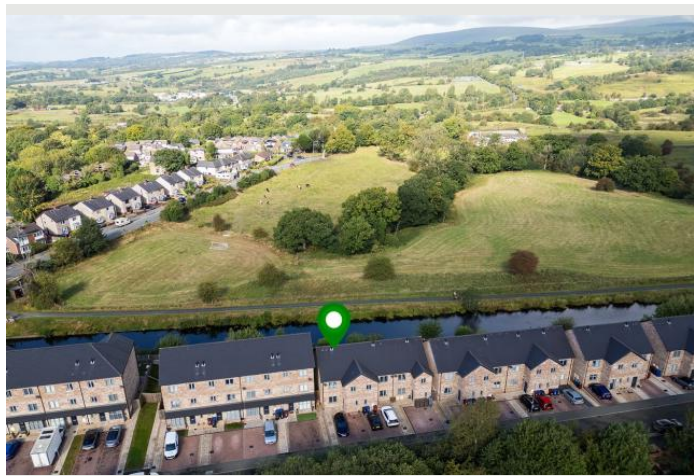
26 Marina View, Reedley, Burnley,
Lancashire, BB12 0DT

Guide Price **£240,000**



Property Photos

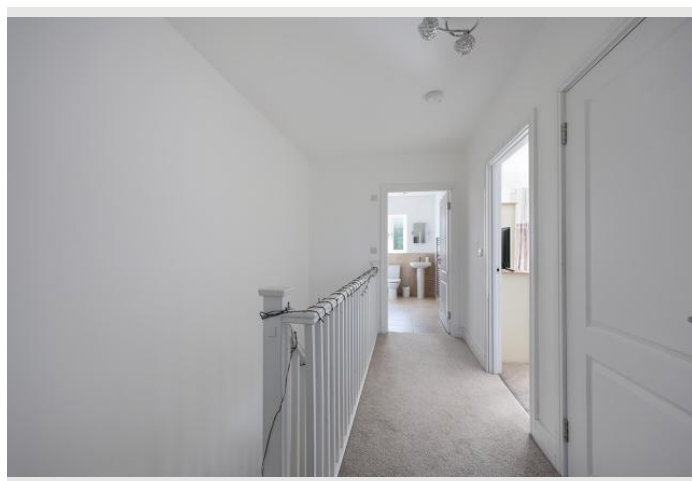
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Creation Date
15/09/2025

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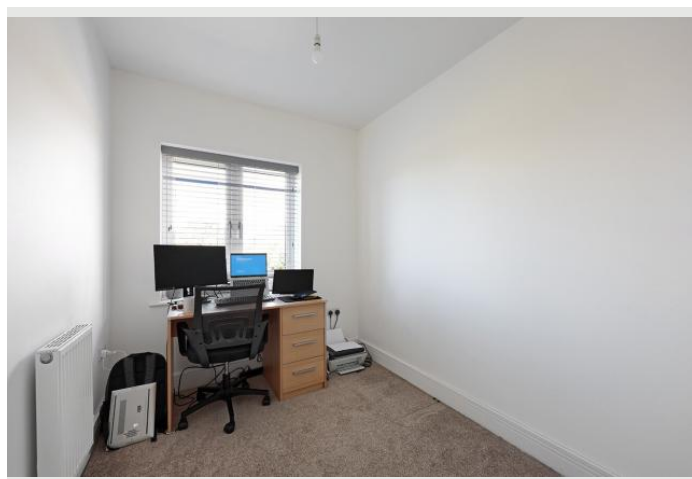


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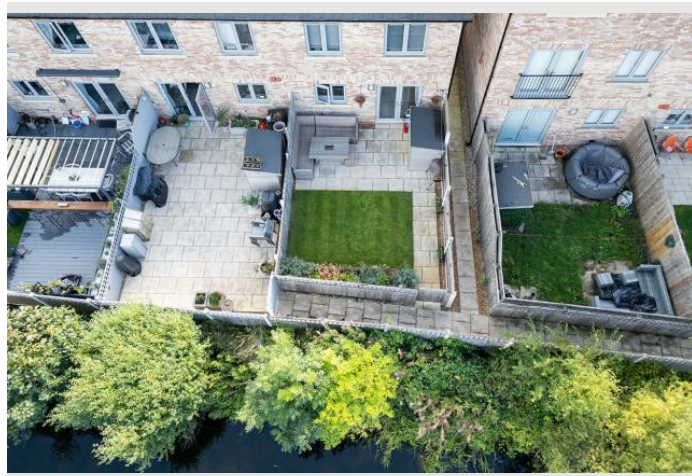
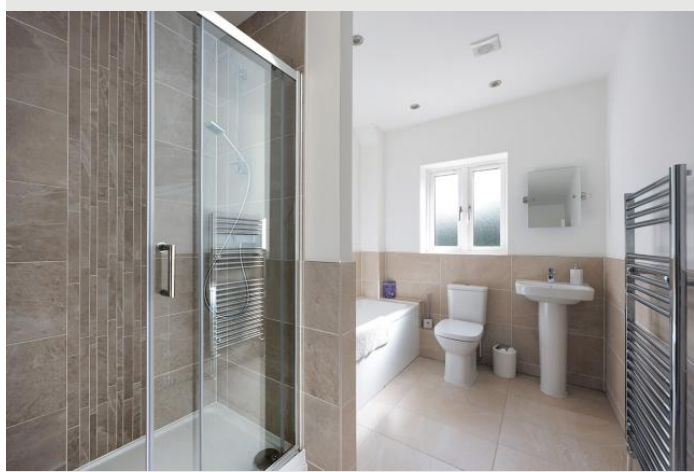
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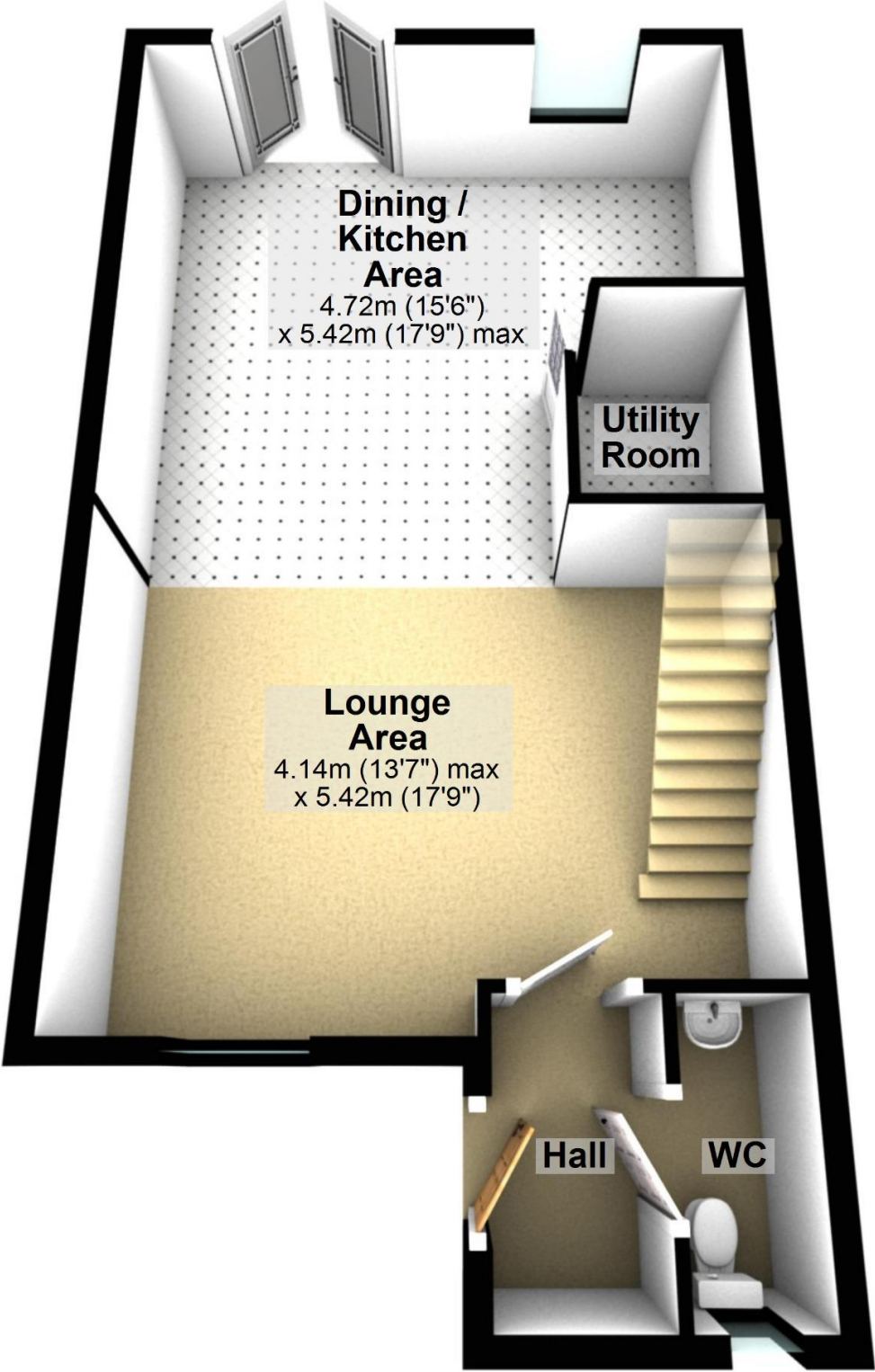
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Property Floor Plans

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

Ground Floor

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

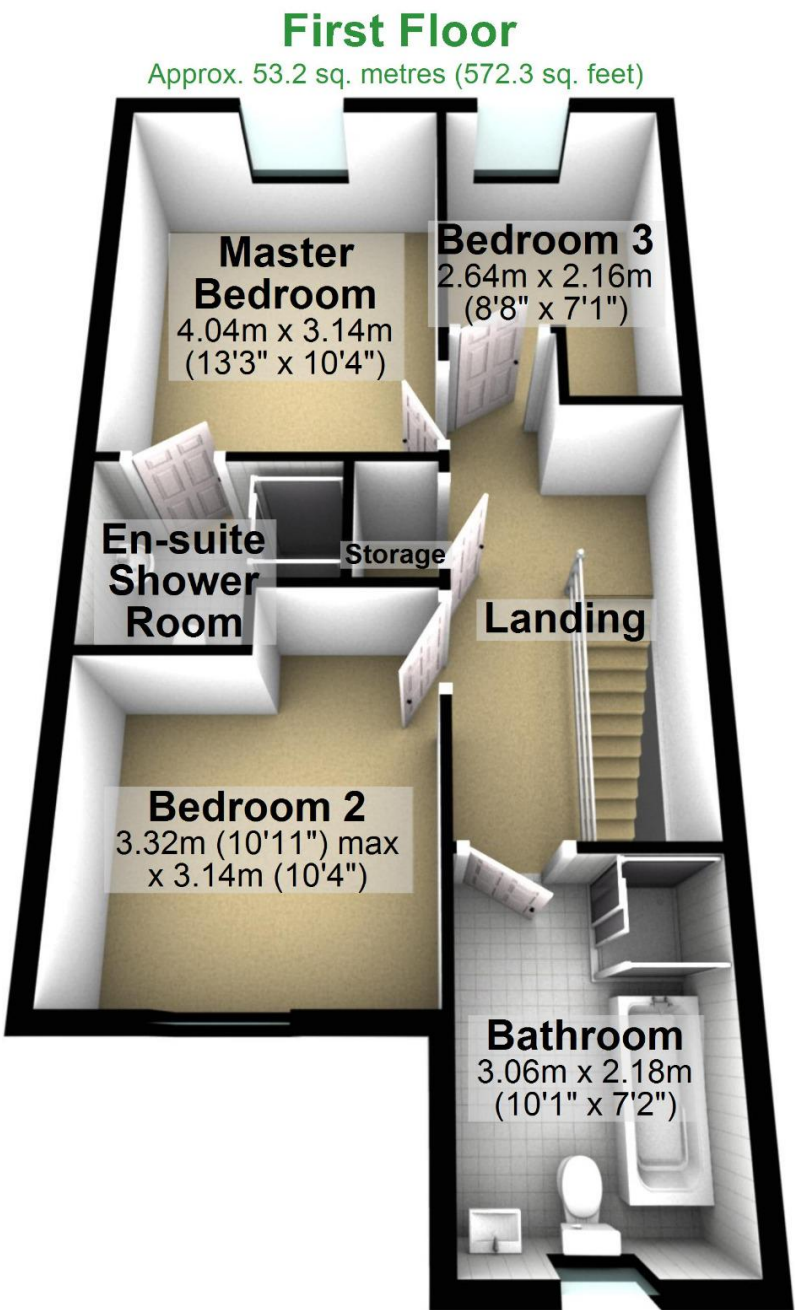


Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

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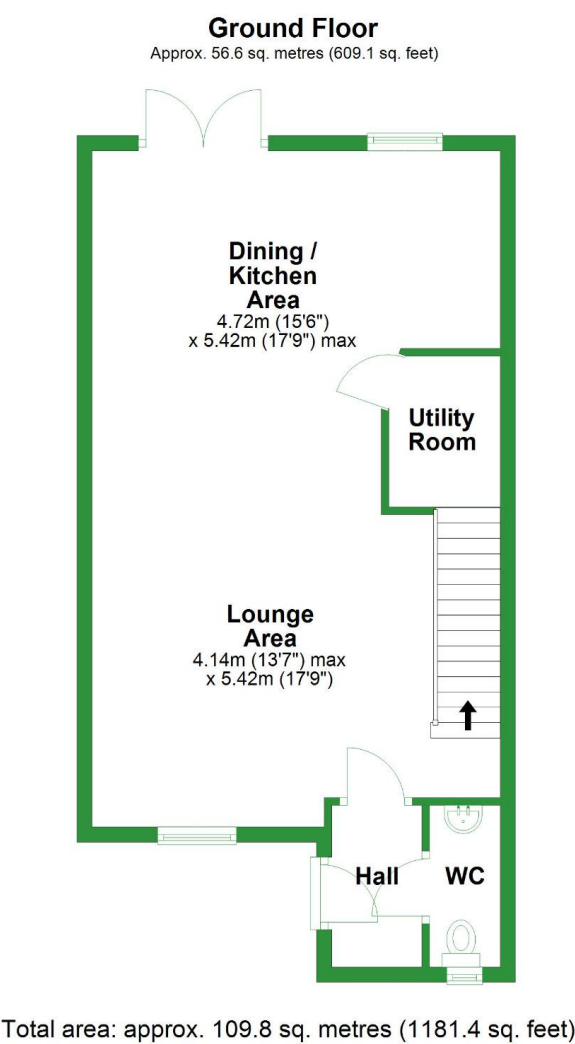
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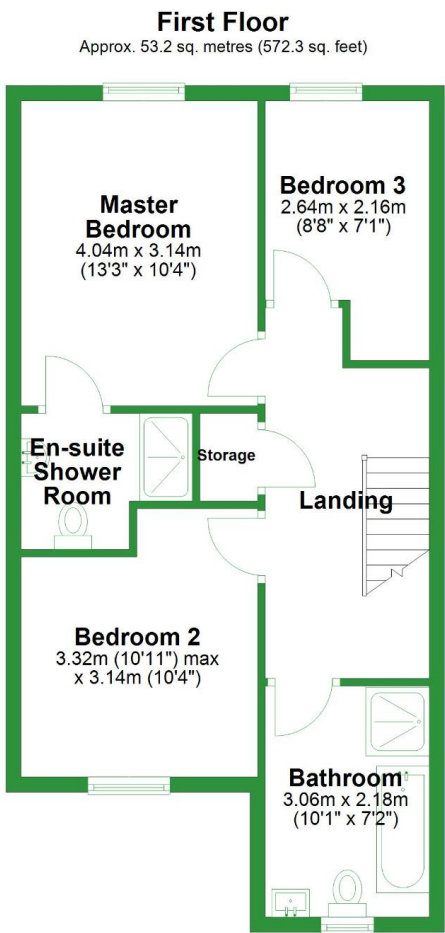
Property Floor Plans

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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>

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Property Info

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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

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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

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£240,000
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 Ensuite

Feature 6

Family Bathroom With Seperate Shower

Feature 7

Off Road Parking

Feature 8

Close To Local Amenties And Major Transport Links

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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.

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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.