



35 Marina View, Burnley

Burnley

£259,950



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This beautifully positioned three-bedroom semi-detached home, still benefiting from its new-build warranty, occupies a peaceful setting overlooking the Leeds & Liverpool Canal. Situated next to Reedley Marina and within easy reach of the M65 and local bypass, the property combines picturesque waterside living with excellent transport links.

A block-paved driveway provides convenient off-road parking, while the property enjoys attractive views towards Pendle, the canal and surrounding farmland.

On entering the property, you are welcomed into an entrance hallway with a convenient downstairs WC and hand wash basin. The ground floor then opens into a fantastic open-plan living space, thoughtfully designed for modern family life and entertaining. This incorporates a comfortable living area, dining space and a stylish U-shaped fitted kitchen featuring a range of matching wall, base and drawer units, contrasting work surfaces and a selection of integrated appliances.

A separate utility room provides plumbing for a washing machine together with excellent additional storage and laundry space.

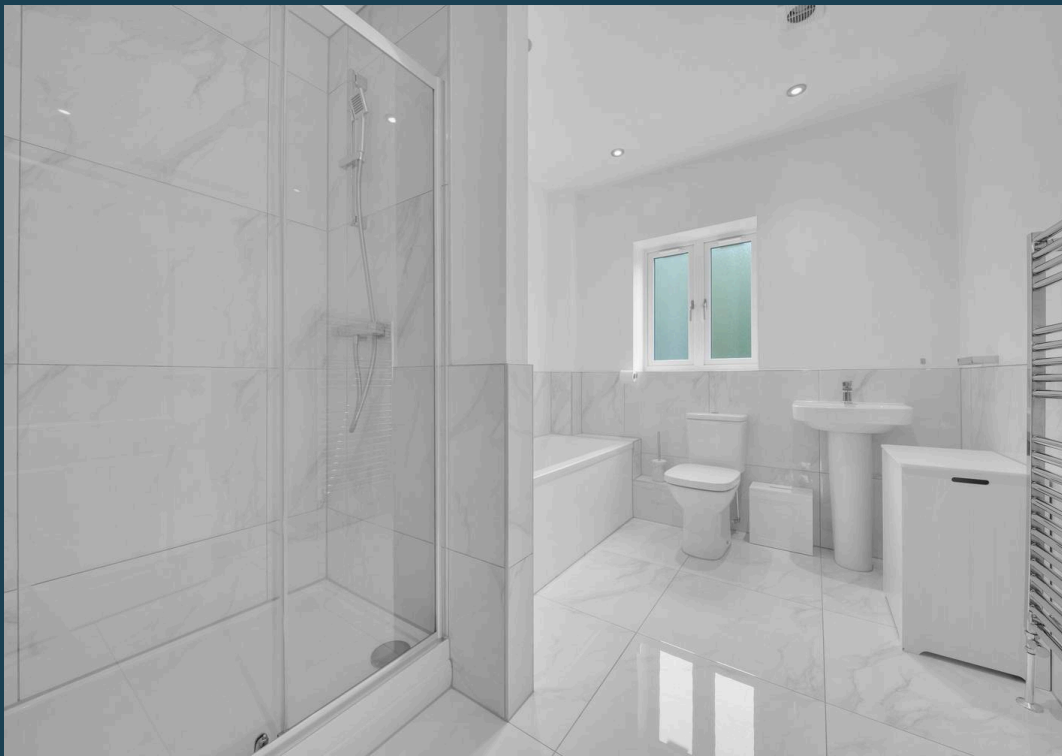
Upstairs are three well-proportioned bedrooms. The main bedroom is particularly impressive, enjoying gorgeous views across the Leeds & Liverpool Canal towards Pendle, as well as the benefit of its own en-suite shower room. The en-suite comprises a low-level WC, pedestal hand wash basin and walk-in shower with tiled splashback.

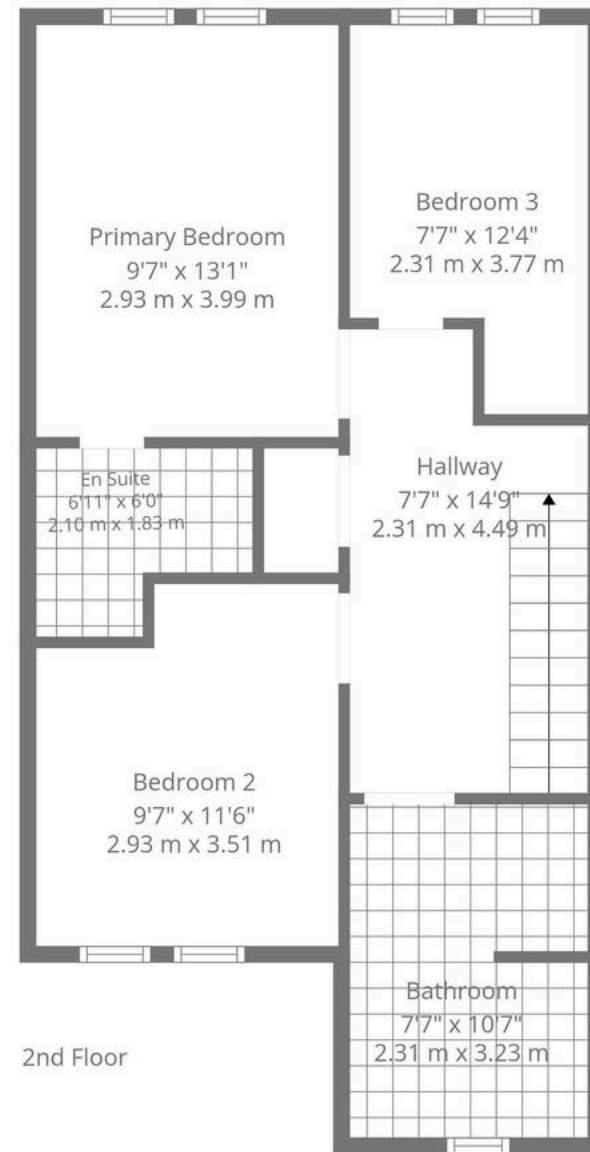
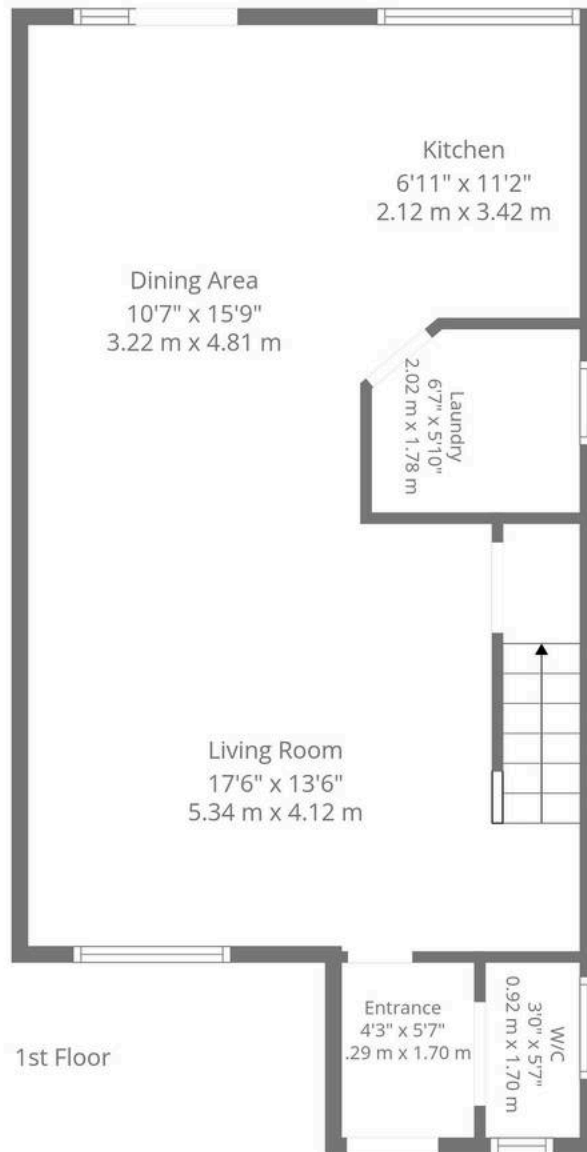
The family bathroom is fitted with a generous four-piece suite comprising a low-level WC, pedestal hand wash basin, separate quadrant shower and panelled bath, complemented by stylish tiled splashbacks.

Outside, the rear garden offers exciting potential and could potentially be extended, subject to any necessary permissions and ownership considerations. This could create an enviable elevated outdoor space overlooking the canal and surrounding farmland.

With its peaceful canal-side position, open countryside views, modern open-plan accommodation, new-build warranty and excellent access to local road networks, this is a superb home in a truly attractive setting.

- Semi-Detached House
- Under New Build Warranty
- Driveway





TOTAL: 1116 sq. ft, 104 m²
 1st floor: 558 sq. ft, 52 m², 2nd floor: 558 sq. ft, 52 m²
 EXCLUDED AREAS: WALLS: 106 sq. ft, 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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