

Cumbrian Properties

86 Rivington Park, Appleby



Price Region £220,000

EPC-

Semi-detached house | Conservatory
1 reception | 3 bedrooms | 1 bathroom

Garage, driveway & pretty gardens | No onward chain

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Located in quiet cul-de-sac at the top of this popular development is this attractive three bedroom semi-detached house, with garage, parking and a lovely outlook.

Internally the property offers easy to manage accommodation with a practical layout briefly comprising entrance hall, downstairs WC, kitchen, lounge and conservatory which was added approx. 5 years ago. Upstairs there are three nicely proportioned bedrooms and bathroom. Outside the property boasts landscaped front and rear gardens and has the advantage of a separate driveway and generous single garage with large lofted storage area.

Sold with no onward chain, this property would make a wonderful first time purchase, ideal property to downsize into or a viable investment opportunity.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via double glazed composite door through to the entrance hallway.

ENTRANCE HALLWAY Doors to the lounge, cloakroom, Dining kitchen, and staircase to the first floor.

CLOAKROOM Two piece suite comprising sink unit with mixer tap, W/C, tiled splashbacks, double glazed frosted window to the front, vinyl flooring.

DINING KITCHEN (13'0 max x 12'0) Fitted kitchen incorporating oven and gas burner hob with extractor hood above, double sink with drainer and mixer tap, integrated dishwasher, integrated fridge freezer, built-in breakfast bar. Plumbing for washing machine, tiled splashbacks, understairs storage cupboard, vinyl flooring, ceiling spotlights, radiator, double glazed windows to the rear, double glazed door to the rear garden.



LOUNGE (16'0 x 12'0) Double glazed window to the front, built in electric fire, radiator, cupboard, glazed door to the conservatory.



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CONSERVATORY (11' x 11') Double glazed windows, double glazed patio doors to the rear, double glazed ceiling, radiator.



CONSERVATORY

FIRST FLOOR.

LANDING Double glazed window to the rear, radiator, doors to all bedrooms, door to bathroom.



FIRST FLOOR LANDING

BATHROOM Three piece suite comprising W/C, sink unit with mixer tap, panelled jacuzzi bath with mixer tap and shower above. Heated towel rail, tiled splashbacks, vinyl flooring, double glazed frosted window to the rear.



BATHROOM

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BEDROOM 1 (10' x 9'0) Double glazed window to the front, radiator, storage cupboard.



BEDROOM 1

BEDROOM 2 (13'0 max x 11') Double glazed window to the front, radiator, storage cupboard.



BEDROOM 2

BEDROOM 3 (7'0 x 6'5) Double glazed window to the rear, radiator, fitted wardrobes.



BEDROOM 3

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OUTSIDE Private walled garden to the front with plants & shrubs, paved wraparound pathway, wooden side gate to the rear. Spacious lawned rear garden with patio area, plants & shrubs and wooden gazebo. The property also benefits from a spacious detached garage.

SEPARATE GARAGE (22' x 10') Left hand side garage beyond the adjoining property with up and over door, shelving and loft storage.



GARAGE



GAZEBO



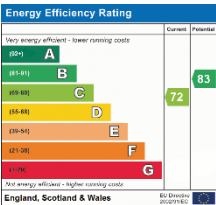
VIEWS



SPACE TO THE FRONT

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.



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