

# Cumbrian Properties

## 50 Rivington Park, Appleby



**Price Region £250,000**

**EPC-**

Detached property | Market town location  
1 reception | 3 bedrooms | 1 bathroom  
Gardens | Drive and detached garage

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## 2/ 50 RIVINGTON PARK, APPLEBY

Situated in this popular development in Appleby a well presented three bedroom detached family home offered for sale in excellent order throughout. The UPVC double glazed and gas central heated accommodation briefly comprises of entrance hall, cloakroom, lounge with French doors opening onto the garden and dining kitchen including appliances. To the first floor are three bedrooms and family bathroom. Gardens, block paved driveway and detached garage. The market town of Appleby offers an array of amenities including primary & secondary school, leisure facilities, shops, supermarkets and cafes and a railway station on the scenic Settle to Carlisle line. The nearby A66 offers easy access to Penrith, the M6 and east to Scotch Corner.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALLWAY** Staircase to the first floor, radiator, tile effect flooring and doors to cloakroom, kitchen and lounge.

**CLOAKROOM** Two piece suite in white with low level WC and pedestal wash hand basin. Radiator, tile effect flooring and UPVC double glazed frosted window.



CLOAKROOM

**KITCHEN (12'9 max 11')** Fitted kitchen with complementary worksurfaces, tiled splashbacks and a stainless steel single drainer sink unit with mixer tap. Four burner gas hob with extractor above, integrated oven, dishwasher, washing machine and fridge/freezer. Understairs storage cupboard, UPVC double glazed window, radiator and tile effect flooring.



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KITCHEN

**LOUNGE (15'8 x 11'8)** Two UPVC double glazed windows, wall mounted electric fire, radiator and UPVC double glazed French doors opening onto the patio area.



LOUNGE

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and family bathroom.

**BEDROOM 1 (11'8 max x 10' max)** UPVC double glazed window, radiator and built in wardrobes.



BEDROOM 1

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**BATHROOM** Three piece suite in white with shower over panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, radiator and UPVC double glazed frosted window.

**BEDROOM 2 (9'6 x 8'10)** Radiator and UPVC double glazed window.



BATHROOM



BEDROOM 2

**BEDROOM 3 (8'3 x 6'5)** Radiator and UPVC double glazed window with lovely views across the estate towards the fells.

**OUTSIDE** Low maintenance stone chipped garden to the front and side of the property with seating area and flower bed. Gated access to the side garden with raised flagged patio area, lawned garden and flower border with trees, shrubs and bushes. Detached garage and block paved driveway providing off road parking.

**DETACHED GARAGE (21'9 x 10')** With up and over door and electrics.

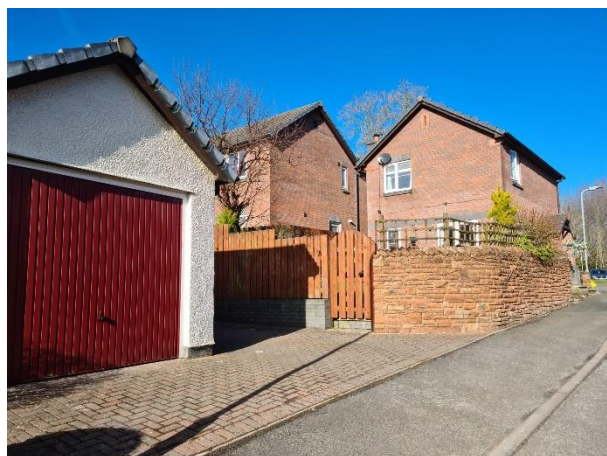


REAR GARDEN

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FRONT EXTERNAL



DRIVEWAY AND GARAGE

**DIRECTIONS** – From Appleby town centre cross the river Eden via Bridge Street and turn right at The Sands. Following the road up through The Narrows, take the next turning left signposted Murton and Hilton. At the mini roundabout immediately after the railway bridge take the left fork and then turn left into Rivington Park.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.