

# Cumbrian Properties

86 Rivington Park, Appleby



**Price Region £249,995**

**EPC-**

Semi-detached | Conservatory  
1 reception | 3 bedrooms | 1 bathroom  
Gardens & garage | No-through Road

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## 2/ 86 RIVINGTON PARK, APPLEBY

This well presented 3 bedroom semi-detached property, situated in the popular location of Appleby, is a perfect opportunity for a first time buyer or families alike. The property is set in a peaceful residential area with the benefit of being on a no-through road. The double glazed and gas central heated accommodation, boasts a spacious lounge leading through to the sun room, a modern fitted dining kitchen and three generous sized bedrooms. To the outside of the property, is a well maintained garden, private garage and driveway and is ideal for families or those seeking a quieter lifestyle. Within walking distance of local amenities including a school nearby and scenic riverside walks, this property is turn-key.

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.



GARAGE



GAZEBO

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

**COUNCIL TAX** We are informed the property is 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.

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