



Rivington Park

APPLEBY



60 RIVINGTON PARK



Tucked away in a peaceful corner of a charming cul-de-sac at Rivington Park, number 60 proudly stands amongst a row of elegantly crafted properties built by the esteemed Russel Armer builders. Its inviting presence is immediately noticeable, blending harmoniously with the quiet Cul-de-sac while still standing out due to its meticulous presentation and tasteful renovation. As you arrive, you have the choice to park on the private driveway or inside the spacious garage, designed with ample room for both storage and practicality. Stepping through the front door, you're welcomed into a semi-detached home that has been lovingly and meticulously updated by the current owners to create a warm, yet contemporary atmosphere. From the very first step inside, the quality of the craftsmanship is unmistakable.



Property Type:

Semi-Detached

Square Footage:

1066 sqft

Council Tax Band:

C

EPC Rating:

C

Tenure

Freehold

Take a closer look...



Why Appleby?



DISCOVER THE ALLURE OF APPLEBY, WHERE PICTURESQUE COUNTRYSIDE MEETS MODERN CONVENIENCE. EMBRACE THE CHARM OF ITS VIBRANT TOWN CENTER, COMPLETE WITH BOUTIQUE SHOPS, COZY CAFES, AND INVITING PUBS, WHILE SURROUNDED BY BREATHTAKING NATURAL BEAUTY, OFFERING ENDLESS OPPORTUNITIES FOR EXPLORATION ALONG SCENIC TRAILS AND MEANDERING RIVERS. BEYOND ITS SCENIC SPLENDOR, APPLEBY FOSTERS A TIGHT-KNIT COMMUNITY SPIRIT, WHERE NEIGHBOURS BECOME FRIENDS AND LOCAL EVENTS ABOUND.

ENJOY THE EASE OF MODERN AMENITIES WITHIN REACH, FROM SUPERMARKETS TO HEALTHCARE FACILITIES, ALL WHILE REVEALING IN THE PEACEFUL RETREAT THAT APPLEBY PROVIDES, OFFERING A SANCTUARY FROM THE HUSTLE AND BUSTLE OF URBAN LIFE. EXPERIENCE THE MAGIC OF COUNTRYSIDE LIVING IN APPLEBY AND SEIZE THE OPPORTUNITY TO CALL THIS IDYLIC LOCALE HOME.

WITH GREAT TRANSPORT LINKS AND EASY ACCESS TO THE M6 MAKING PENRITH AND THE LAKES JUST A SHORT DRIVE AWAY.

Appleby Town





PARKING



GARDEN



GARAGE



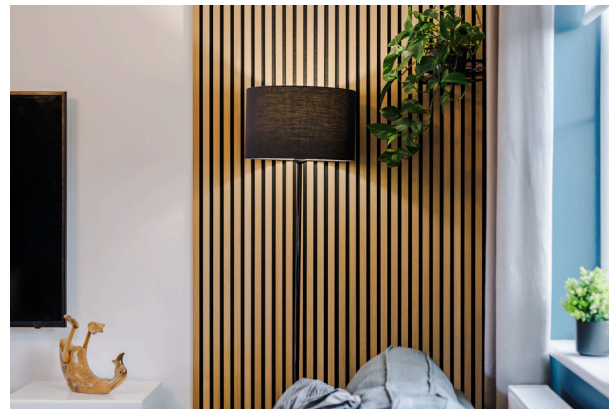
NESTLED WITHIN THIS BEAUTIFULLY LANDSCAPED GARDEN, YOU'LL FIND A SERENE OUTDOOR OASIS PERFECT FOR RELAXATION AND ENTERTAINING. THE SPACE BOASTS A SPACIOUS PATIO AREA IDEAL FOR OUTDOOR DINING, COMPLEMENTED BY A RAISED DECK AREA SURROUNDED BY VIBRANT BEDDING PLANTS. ANOTHER PATIO AREA PROVIDES ADDITIONAL SEATING OPTIONS, WHILE A GATED SECTION AT THE REAR LEADS TO A TRANQUIL POND, COMPLETE WITH A PUMP AND SURROUNDED BY MATURE PLANTING. THE PROPERTY ALSO FEATURES A GENEROUS GARAGE, FULLY EQUIPPED FOR MODERN VEHICLES WITH AN ELECTRIC DOOR FOR EASY ACCESS. INSIDE, YOU'LL FIND A BOARDED-OUT STORAGE AREA WITH AMPLE LIGHTING AND A DURABLE CONCRETE FLOOR.

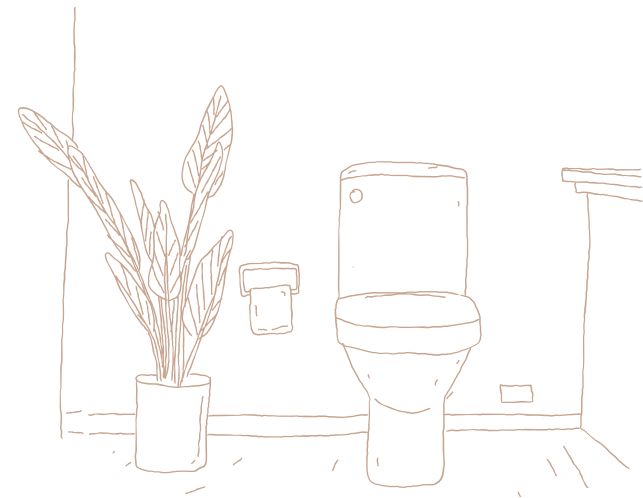




Zzz... ooo







WHERE CAN I FIND...



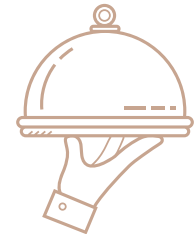
The Closest School?

Appleby Primary School is located just 0.7 miles away.



The Local Shop?

Appleby Co-Op is just 0.6 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Crown and Cushion Inn and it's fabulous menu awaits you, only 0.7 miles away.



Somewhere Nice to Walk the Dog?

The River Eden can be accessed just a short 10 minute walk from your home.



A Refreshing Pint?

The Royal Oak Inn is just 0.6 miles round the corner, you could be back home in under 10 minutes!

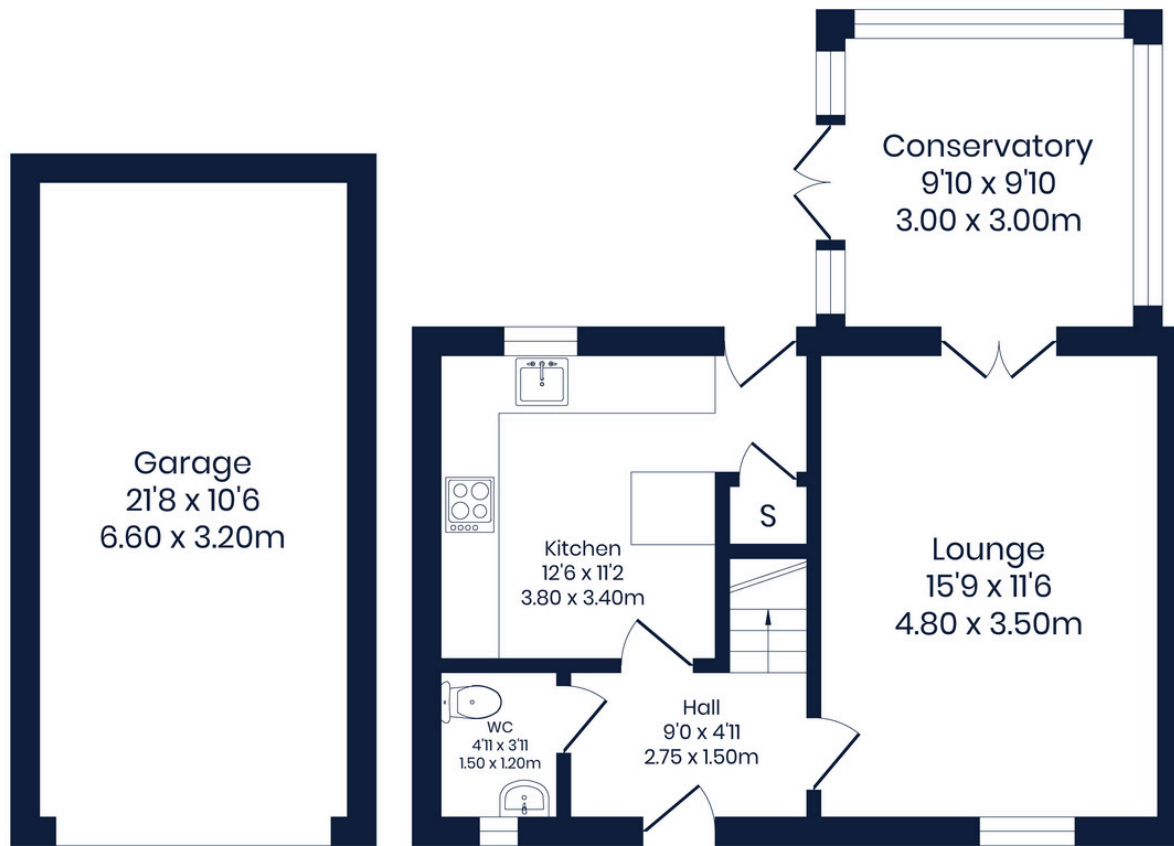


Your Local Property Experts?

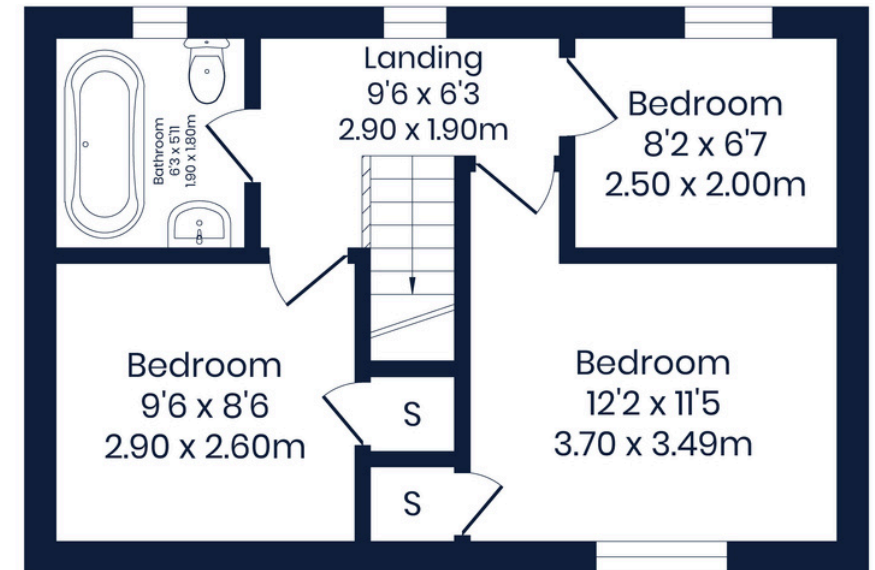
Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!







GROUND FLOOR



FIRST FLOOR



Total Floor Area: 1102sq.ft (102.4 sq.m) approx.

Ground Floor: 491 sq.ft (45.6 sq.m) approx.

First Floor: 384 sq.ft (35.7 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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