

Rowan Court, Spennymoor, DL16 6NT
2 Bed - House - Semi-Detached
Asking Price £115,000

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Robinsons are delighted to bring to the market this well-presented two-bedroom semi-detached home, ideally situated in the sought-after Rowan Court development in Spennymoor, Co. Durham. Occupying a generous plot within a popular Wimpey Homes estate, this property is perfectly suited to first-time buyers, families, or professionals.

Upon entering, you are greeted by an inviting entrance hallway leading to a spacious and comfortable lounge—ideal for unwinding at the end of the day. To the rear, the attractive open-plan kitchen and dining area offer a bright and versatile space, perfect for everyday living and entertaining. The fitted kitchen provides ample storage and functionality for modern cooking.

To the first floor, you will find two well-proportioned bedrooms, each benefiting from plenty of natural light. The accommodation is completed by a modern bathroom fitted with a fresh white suite. Additional benefits include UPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency throughout the year. Externally, the property enjoys gardens to both the front and rear, offering pleasant outdoor areas for relaxation or gardening. A double-length driveway to the front provides valuable off-street parking for two cars. There is also off street visiting and delivery bays if extra parking is required.

Rowan Court is superbly located just moments from Spennymoor Town Centre, giving residents convenient access to shops, schools, and a range of local amenities. Excellent transport links make commuting straightforward, with Durham City, Darlington, and Teesside all within easy reach, as well as quick access to the A1 and A19.

This charming semi-detached home presents an excellent opportunity for those seeking a comfortable, well-located property in Co. Durham. Early viewing is strongly recommended to fully appreciate what this delightful home has to offer.

Hallway

Radiator, Stairs to the first floor.

Lounge

14'5 x 12'9 max points (4.39m x 3.89m max points)

Upvc window with shutter blinds, radiator, storage cupboard.

Kitchen / Diner

12'8 x 9'2 (3.86m x 2.79m)

Wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, tiled splash backs, tiled flooring, space for dining room table, radiator, Upvc window, plumbed for dishwasher, French doors leading to conservatory.

Conservatory

11'9 x 10'1 max points (3.58m x 3.07m max points)

tiled flooring, French doors leading to the rear garden.

Landing

Upvc window, loft access.

Bedroom One

12'5 x 10'5 max points (3.78m x 3.18m max points)

Upvc window with shutter blinds, storage cupboard, radiator, fitted wardrobes.

Bedroom Two

11'2 x 7'7 (3.40m x 2.31m)

Upvc window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, chrome towel rail, Upvc window, tiled splash backs, tiled flooring, extractor fan

Externally

To the front elevation is a lovely mature garden and laid to lawn area, as well as a double length driveway, while to the rear there is a good sized enclosed garden and patio.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate – yes - granted

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Selective Licence Area - Yes

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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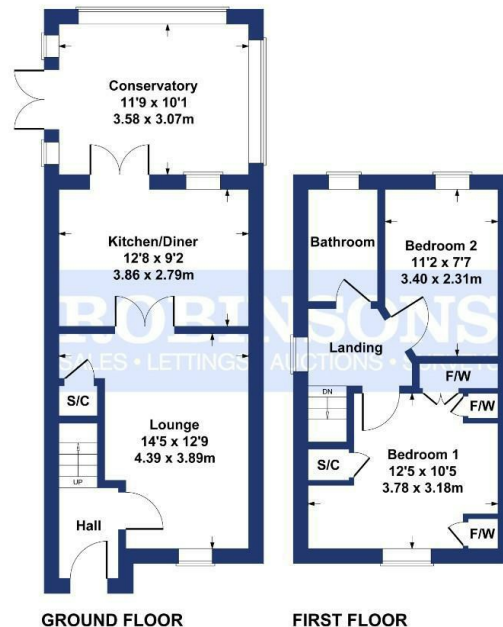
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowan Court
Approximate Gross Internal Area
763 sq ft - 71 sq m



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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