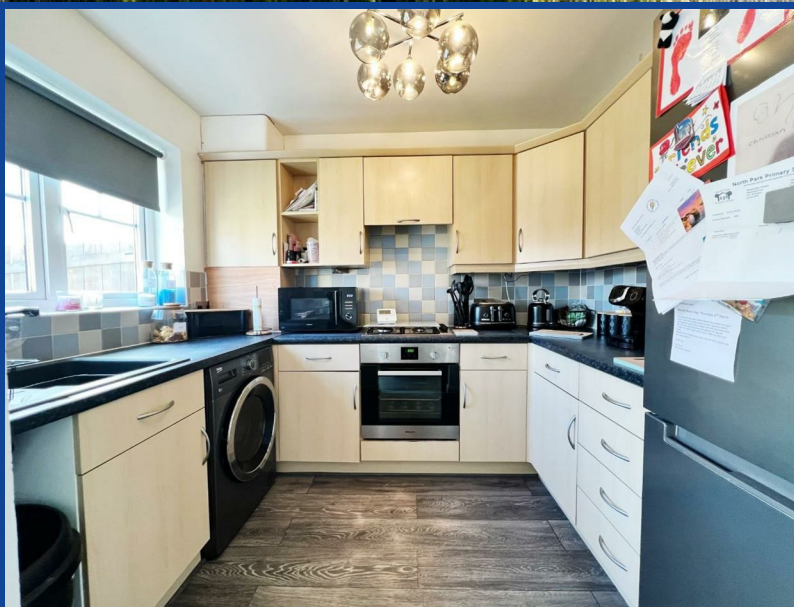
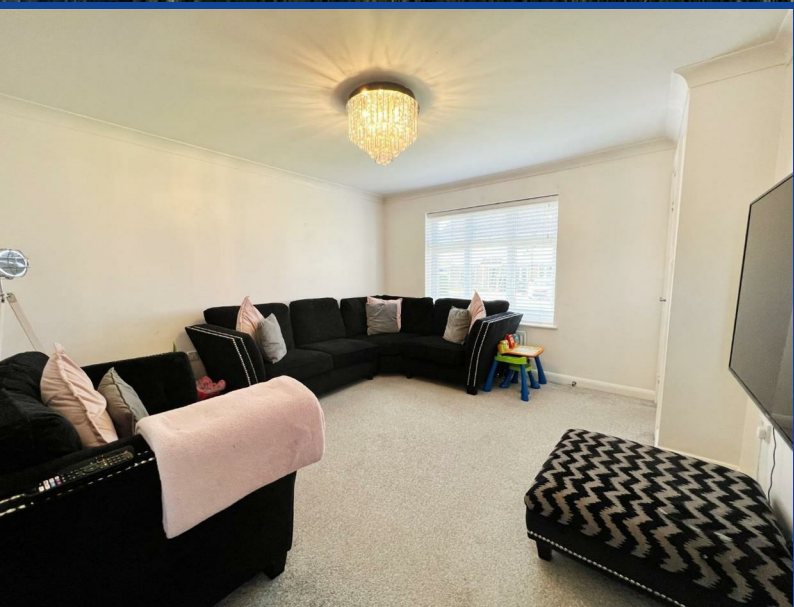




Rowan Court, Spennymoor, DL16 6NS
3 Bed - House - End Terrace
£115,000

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Robinsons are pleased to present this well-appointed three-bedroom end-link house located in the desirable Rowan Court, Spennymoor, Co Durham which is offered to the market with no onward chain. This property is situated on a generously sized plot within a popular residential development built by Wimpey Homes, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into a spacious entrance hallway that leads to a comfortable lounge, perfect for relaxation. Adjacent to the lounge is a separate dining room, providing an excellent space for entertaining guests or enjoying family meals. The fitted kitchen is well-equipped, offering functionality and convenience for everyday cooking.

The first floor comprises three well-proportioned bedrooms, each offering ample space and natural light. The bathroom features a modern white suite, ensuring a fresh and clean atmosphere.

This property benefits from UPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year. Externally, you will find gardens to both the front and rear, providing outdoor space for leisure and gardening. Additionally, the front of the property boasts a double-length driveway, allowing for off-street parking for two vehicles.

Conveniently located just a stone's throw from Spennymoor Town Centre, residents will enjoy easy access to local shops, schools, and various amenities. The property is also ideally positioned for commuters, with excellent transport links to nearby Durham City, Darlington, and Teesside, as well as quick access to the A1 and A19.

This charming end-link house is a fantastic opportunity for those seeking a comfortable and well-located home in Co Durham. Don't miss your chance to view this delightful property.

Hallway

Radiator, Stairs to first floor

Lounge

13'4 x 12'5 (4.06m x 3.78m)

Upvc window, Radiator.

Dining Room

9'0 x 8'0 (2.74m x 2.44m)

Storage cupboard, French Doors leading to rear, Radiator.

Kitchen

8'9 x 7'3 (2.67m x 2.21m)

Wall and base units, integrated oven, hob, extractor fan, tiled splash backs, plumbed for washing machine, sink with mixer tap, space for fridge/freezer, Upvc window.

Landing

Storage cupboard, loft access, Upvc window.

Bedroom One

12'3 x 9'0 max points (3.73m x 2.74m max points)

Upvc window, Radiator.

Bedroom Two

10'0 x 6'7 (3.05m x 2.01m)

Upvc window, Radiator.

Bedroom Three

8'6 x 6'8 (2.59m x 2.03m)

Upvc window, Radiator, storage cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, Upvc window, radiator, extractor fan, tiled splash backs.

Externally

To the front elevation is good sized garden, while to the rear there is another large garden and patio, which gives access to a double length driveway.

Agents Notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

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.

Selective licencing area – Yes

Probate –NA

Rights & Easements – None known

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

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

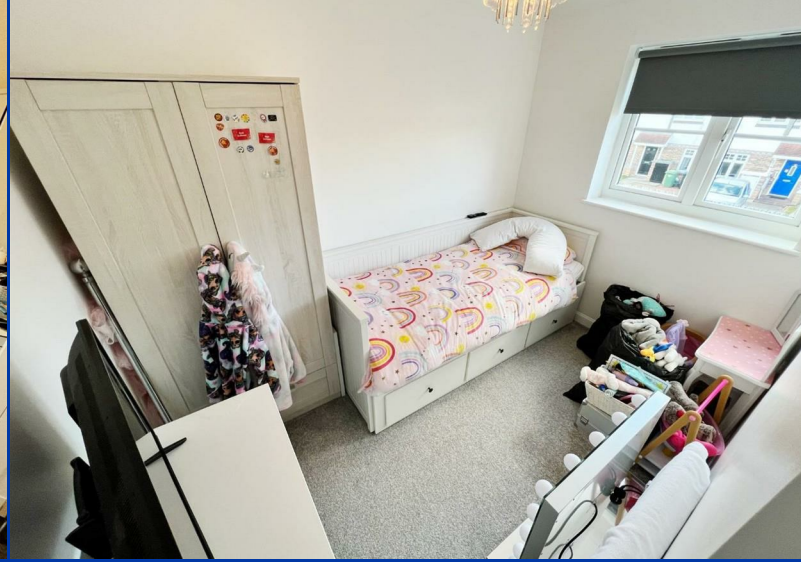
Protected Trees – None known

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



OUR SERVICES

Mortgage Advice

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowan Court

Approximate Gross Internal Area
719 sq ft - 67 sq m



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	88
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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