

Rowan Court, Spennymoor, DL16 6NS

3 Bed - House - Semi-Detached

£132,500

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Offered to the market with no onward chain, this three-bedroom semi-detached home is competitively priced to attract a quick sale and presents an excellent opportunity for first-time buyers, young couples, families, or investors looking to add value.

Situated in a quiet cul-de-sac on a popular residential development, the property is conveniently located within walking distance of Spennymoor town centre, which offers a wide range of shopping, leisure and everyday amenities.

Benefiting from gas central heating and uPVC double glazing, the property provides spacious accommodation throughout. While some modernisation and cosmetic improvement are required, this has been reflected in the attractive asking price, making it an ideal purchase for buyers seeking a home they can personalise to their own taste.

The accommodation briefly comprises an entrance hallway, a comfortable lounge, a separate dining room with French doors opening onto the rear garden, a fitted kitchen, three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a family bathroom/WC.

Externally, the property enjoys an open-plan front garden and an enclosed rear garden with a paved patio area, providing excellent outdoor space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the potential on offer.

Hallway
Quality Flooring

Lounge
13'3 x 12'5 (4.04m x 3.78m)
Quality flooring, radiator, UPVC window, electric fire and surround

Dining Room
9'0 x 8'0 (2.74m x 2.44m)
Storage cupboard, radiator, French doors leading to rear

Kitchen
8'9 x 7'1 (2.67m x 2.16m)
White wall and base unit, stainless steel sink with mixer tap and drainer, UPVC window, tiled splash backs, space for fridge freezer, plumbing for automatic washing machine, electric cooker point

First Floor Landing
Loft access, UPVC window, storage cupboard

Bedroom One
12'3 x 9'0 (3.73m x 2.74m)
UPVC window, radiator and fitted wardrobe

Bedroom Two
10'0 x 9'6 (3.05m x 2.90m)
UPVC window, radiator

Bedroom Three
8'6 x 6'8 max points (2.59m x 2.03m max points)
UPVC window, radiator and storage cupboard

Bathroom
Panelled bath with shower over, wash hand basin, w/c, tiled splash backs, UPVC window, radiator, spotlights, extractor fan

Externally
To the front elevation is an easy to maintain garden and driveway, whilst to the rear there is a good sized garden and patio

Agents Notes
Council Tax: Durham County Council, Band B
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 – no
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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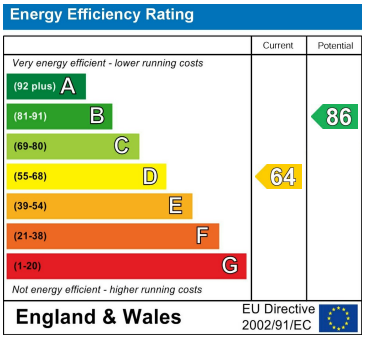
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