



**Bowes Grove, Spennymoor, DL16 6LT**  
**3 Bed - House - Semi-Detached**  
**£189,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the charming area of Bowes Grove, Spennymoor, this delightful extended semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for family home. The large lounge provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly neighbourhood.

Bowes Grove is a lovely location, offering a peaceful environment while being close to local amenities and transport links. This makes it an excellent choice for those who wish to enjoy the tranquillity of suburban life without sacrificing accessibility to the wider area.

In summary, this semi-detached house in Bowes Grove is a wonderful opportunity for anyone looking to settle in Spennymoor. With its spacious rooms and convenient location, it promises a comfortable lifestyle in a welcoming community. Do not miss the chance to make this charming property your new home.

EPC Rating E  
Council tax band B

#### **Porch**

Access to hallway

#### **Hallway**

Quality flooring, radiator, and stairs to the first floor.

#### **Lounge**

13'5 x 12'1 (4.09m x 3.68m )

Quality flooring, radiator, storage cupboard, Upvc window.

#### **Open plan Kitchen / Dining room**

24'1 x 10'3 max points (7.34m x 3.12m max points )

Morden wall and base units, integrated oven hob extractor fan, space for fridge/freezer, stylish sink with mixer tap and drainer, plumbed for washing machine, tiled splash backs, space for large dining room table, quality flooring, radiator, Upvc window, French doors leading to the beautiful rear garden.

#### **Landing**

Quality flooring, loft access.

#### **Bedroom One**

13' 0 x 8'5 + robes (3.96m 0.00m x 2.57m + robes )

Large and stylish fitted wardrobes, Upvc Window, quality flooring, radiator.

#### **Bedroom Two**

9'1 x 9,2 (2.77m x 2.74m,0.61m )

Quality flooring, radiator and Upvc window

#### **Bedroom Three**

10'2 x 6'6 max points (3.10m x 1.98m max points )

Quality flooring, radiator, storage cupboard and Upvc window.

#### **Bathroom**

14'7 x 10'6 (4.45m x 3.20m )

Stunning four piece suite, which includes a large free standing bath, walk in shower cubicle, W/C, wash hand basin, radiator, Upvc windows, extractor fan, spot lights, tiled flooring and splash back.

#### **Externally.**

To the front elevation is a larger than average driveway and garage, while to the rear there is a stunning, private and large garden and patio.

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1,987.95 Min)

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.



# OUR SERVICES

Mortgage Advice

Conveyancing

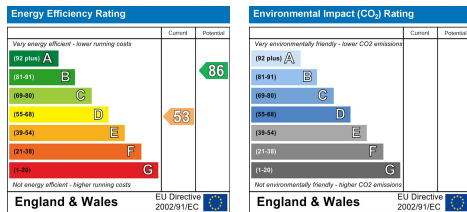
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk