





Rowan Court, Spennymoor, DL16 6NS
2 Bed - House - Mid Terrace
£105,000

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Robinsons are delighted to offer to the sales market this beautifully presented two-bedroom mid-terrace home, pleasantly situated within the highly sought-after Rowan Court development in Spennymoor, County Durham. Occupying a generous plot on this popular Wimpey Homes estate, the property is ideally suited to first-time buyers, young professionals, and small families alike.

The accommodation briefly comprises a welcoming entrance hallway, leading into a spacious and comfortable lounge, providing the perfect place to relax and unwind. To the rear of the property, the attractive open-plan kitchen/dining room offers a bright and versatile living space, ideal for modern day family life and entertaining guests. The well-appointed kitchen provides a range of fitted units and ample storage.

To the first floor are two generously sized bedrooms, both enjoying excellent levels of natural light, together with a modern family bathroom fitted with contemporary fixtures and fittings.

The property further benefits from UPVC double glazing and gas central heating throughout.

Externally, the home enjoys well-maintained gardens to both the front and rear, offering pleasant outdoor spaces for relaxation and recreation. To the front, a double driveway provides off-street parking for two vehicles, with additional visitor and delivery parking bays conveniently located nearby.

Rowan Court is ideally positioned within easy reach of Spennymoor Town Centre, where a comprehensive range of shops, schools, and everyday amenities can be found. Excellent transport links provide straightforward access to Durham City, Darlington, Teesside, and the A1(M) and A19, making the property particularly appealing to commuters.

This superb home offers an excellent opportunity for purchasers seeking a ready-to-move-into property in a desirable residential location, and we would strongly recommend an early viewing to fully appreciate all that is on offer.

EPC Rating: TBC
Council Tax Band: A

Entrance Hall
Stairs to first floor landing

Lounge
13'8 x 9'7 (4.17m x 2.92m)
Quality flooring, radiator, UPVC window

Kitchen/Diner
12'8 x 8'6 (3.86m x 2.59m)
Modern white wall and base units, integrated oven, gas hob, extractor fan, stainless steel sink with mixer tap, tied splash backs, space for fridge freezer, plumbed for washing machine, space for dinning table, storage cupboard, radiator, UPVC doors leading to rear.

Landing
Quality flooring, loft access

Bedroom One
12'5 11,0 (3.78m 3.35m,0.00m)
UPVC window, radiator, storage cupboard, quality flooring

bedroom Two
11'3 x 6'4 (3.43m x 1.93m)
UPVC window, radiator, quality flooring

Bathroom
6'2 x 6'5 (1.88m x 1.96m)
White panel bath with shower over, wash hand basin,, W/C radiator, UPVC window

Externally
To the Front elevation is a double driveway and easy to maintain garden, to the rear is a garden and patio

Agents Notes
Council Tax: Durham County Council, Band A
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 - Check with Seller if property is 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.
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.




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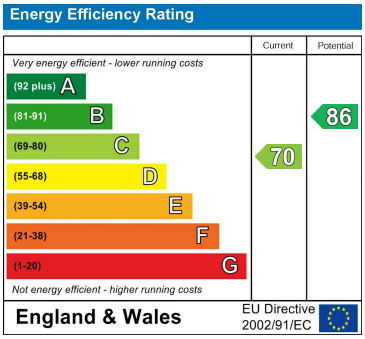
Approximate Gross Internal Area
587 sq ft - 55 sq m



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



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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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