



Rowan Court, Spennymoor, DL16 6NP
2 Bed - House - End Terrace
Asking Price £105,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer for sale this well-presented two-bedroom end-terrace home, pleasantly positioned within the highly desirable Rowan Court development in Spennymoor, County Durham. Set on a generous plot within a popular Wimpey Homes estate, the property is ideally suited to first-time buyers, young families, or professionals.

The accommodation begins with a welcoming entrance hallway leading through to a spacious and comfortable lounge—perfect for relaxing after a long day. To the rear of the property, an attractive open-plan kitchen and dining area provides a bright and versatile space, ideal for both everyday living and entertaining. The fitted kitchen offers ample storage and practicality for modern lifestyles.

To the first floor, there are two well-proportioned bedrooms, both benefiting from excellent natural light. The accommodation is completed by a contemporary fitted shower room.

Further benefits include UPVC double glazing and gas central heating via a recently installed combination boiler, ensuring year-round comfort and energy efficiency. Externally, the property boasts gardens to both the front and rear, offering pleasant spaces for outdoor relaxation or gardening. A double-length driveway to the front provides convenient off-street parking for two vehicles, with additional visitor and delivery bays available nearby.

Rowan Court enjoys an excellent location just a short distance from Spennymoor Town Centre, providing easy access to a range of shops, schools, and local amenities. The property also benefits from superb transport links, with Durham City, Darlington, and Teesside all easily accessible, in addition to convenient access to the A1 and A19 for commuters.

This attractive home represents an excellent opportunity to acquire a well-located and ready-to-move-into property in County Durham. Early viewing is highly recommended to avoid disappointment.

EPC Rating: TBC

Council Tax Band: A

Hallway

Wood effect flooring, radiator, stairs to 1st floor

Lounge

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

Wood effect flooring, radiator, UPVC windows, electric fire & surround, storage cupboard

Kitchen/ Diner

12'8 x 9'1 (3.86m x 2.77m)

Wall & base units, integrated oven, hob, extractor fan, plumbed for washing machine, sink with mixer tap & drainer, wood effect flooring, radiator, UPVC windows, french doors leading to rear, Plumbed for dishwasher, space for dining room table

Landing

UPVC windows, loft access, wood effect flooring

Bedroom one

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

UPVC windows, radiator, wood effect flooring, storage cupboard

Bedroom two

11'2 x 7'8 max points (3.40m x 2.34m max points)

UPVC windows, radiator

Shower room

Large walk in shower, wash hand basin, w/c, radiator, UPVC windows

Externally

To the front elevation is an east to maintain garden & driveway while to the rear is a good sized enclosed garden

Agent 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

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 –n/a

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

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

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@robinsonscsls.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@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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk