



Rowan Court, Spennymoor, DL16 6NS
2 Bed - House - Terraced
£90,000

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Robinsons are pleased to offer to the market this TWO BEDROOM TERRACED HOUSE which is situated in this popular residential development, it is offered to the market with no onward chain or can be sold with a sitting tenant who is currently paying £475 PCM. Ideally located for all local amenities and this property would suite a variety of purchasers for the first-time buyer to a small family. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of; ENTRANCE HALL, LOUNGE and open plan KITCHEN/BREAKFAST ROOM with built in cooking facilities. Whilst to the first floor TWO BEDROOMS and FAMILY BATHROOM. Externally the property enjoys front open plan lawns and two parking bays, while to rear there is an large enclosed garden. In more detail the accommodation comprises of;

EPC Rating tbc
Council Tax Band A

Vestibule

Radiator, stairs to first floor.

Lounge

13'7 x 9'7 (4.14m x 2.92m)

UPVC window, radiator, electric fire and surround.

Kitchen/Diner

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

Wall and base units, integrated oven, hob, extractor fan, space fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC window, storage cupboard, space for dining room table, french doors leading to the rear.

Landing

Loft access.

Bedroom One

14'4 x 10'9 (4.37m x 3.28m)

UPVC window, radiator, storage cupboard.

Bedroom Two

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, extractor fan, uPVC window, radiator, part tiled splashbacks.

Externally

To the front elevation is an easy to maintain garden and two parking bays. While to the rear, there is a good sized enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

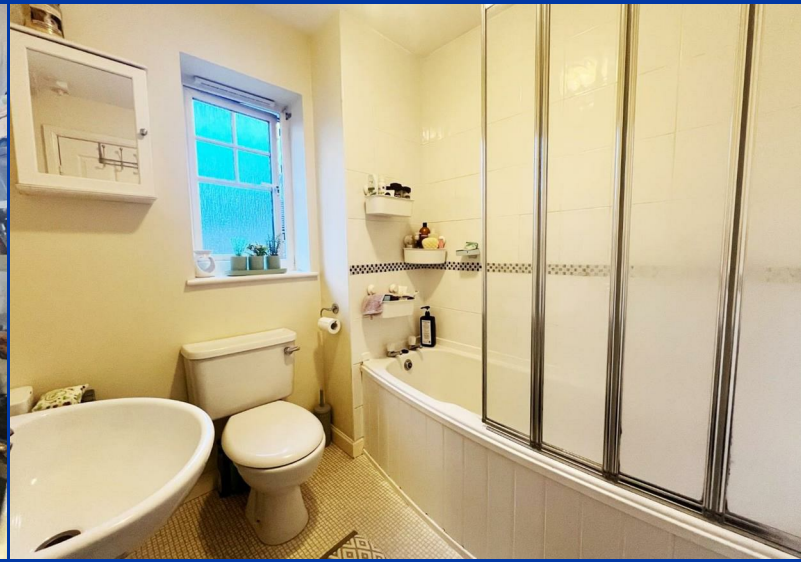
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.
£1,627.87 p.a

Energy Rating: tbc

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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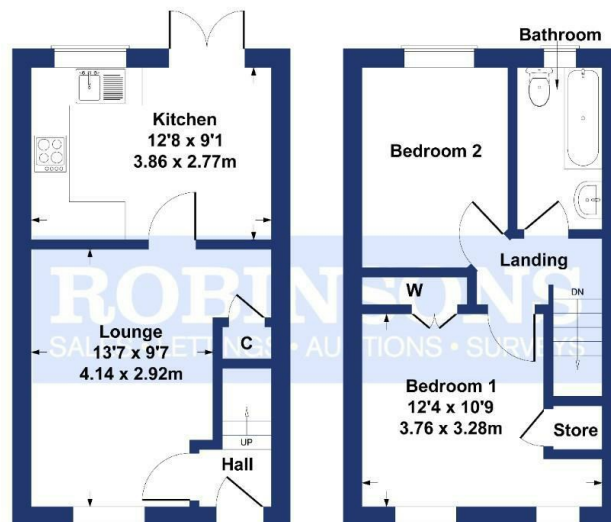
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowan Court

Approximate Gross Internal Area
587 sq ft - 55 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		68	91

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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.

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