

Rowan Court, Spennymoor, DL16 6NP
2 Bed - House - Mid Link Terrace
£99,950

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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. 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 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 C
Council Tax Band A

Hall

Radiator, stairs to the first floor.

Lounge

13'6 x 9'6 (4.11m x 2.90m)
UPVC window, radiator.

Kitchen/Diner

12'8 x 8'0 (3.86m x 2.44m)
White wall and base units. stainless steel sink with mixer tap and drainer, plumbed for washing machine, electric cooker, space for fridge freezer, dining room table, uPVC window, radiator, storage cupboard, French doors leading to the rear.

Landing

Loft access.

Bedroom One

12'4 x 11'0 max points (3.76m x 3.35m max points)
UPVC window, radiator, storage cupboard, fitted wardrobes.

Bedroom Two

11'3 x 6'4 max points (3.43m x 1.93m max points)
UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, spotlights, extractor fan.

Externally

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

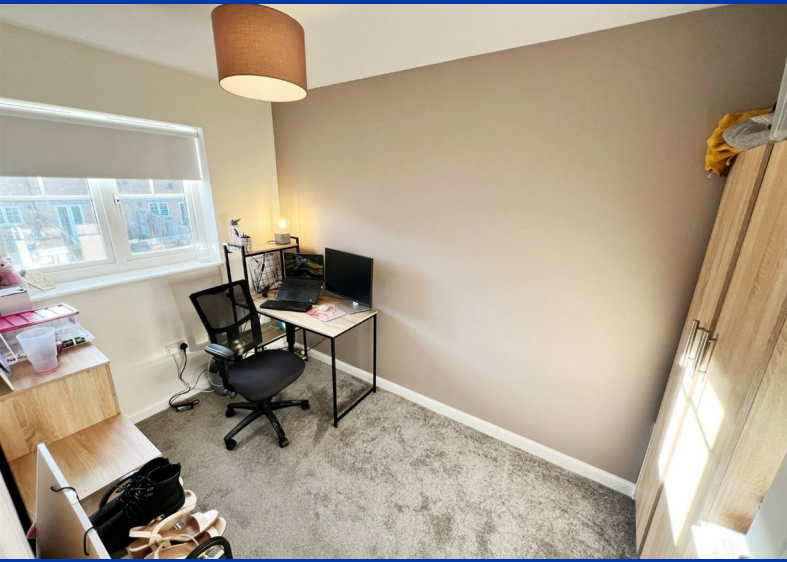
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Energy Rating: X

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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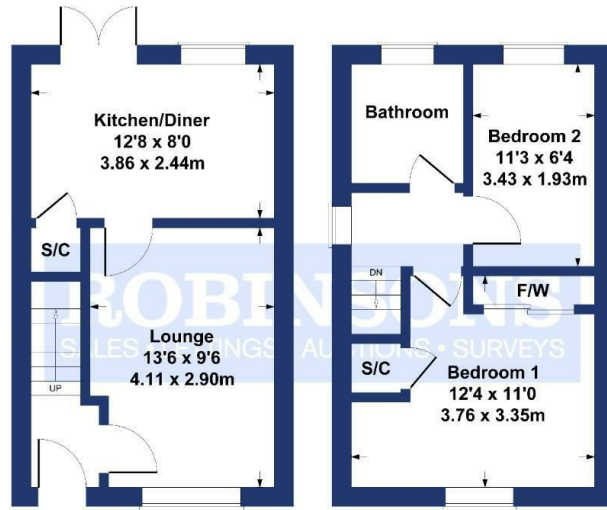
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowan Court

Approximate Gross Internal Area
557 sq ft - 52 sq m



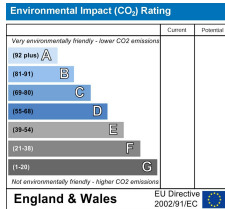
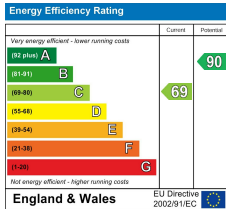
GROUND FLOOR

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. 2024



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