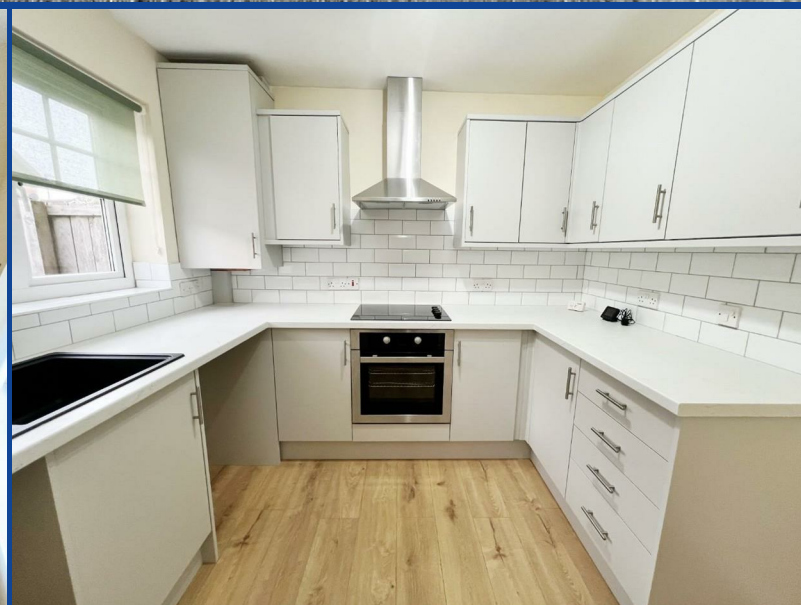




**Rowan Court, Spennymoor, DL16 6NP**  
**3 Bed - House - End Terrace**  
**£695 Per Calendar Month**

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Welcome to this charming recently refurbished three-bedroom end-terraced house located in the desirable Rowan Court, Spennymoor. This property is perfect for families or those seeking a comfortable home in a vibrant community.

One of the standout features of this residence is its prime location. It is conveniently situated near a variety of amenities, ensuring that shops, cafes, parks, and recreational facilities are all within easy reach. The excellent transport links further enhance the appeal, making commuting to nearby towns and cities both convenient and efficient.

Inside, the property boasts a brand new kitchen and well-presented bathroom, providing a modern and functional space for daily living. The generous reception room offers a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property also features a delightful conservatory, which serves as a perfect spot to enjoy the garden views throughout the year. The good-sized enclosed gardens provide a safe and private outdoor space for children to play or for hosting summer gatherings.

Additionally, the double-length driveway offers ample parking space, a valuable asset in this area.

In summary, this three-bedroom semi-detached house in Rowan Court is a wonderful opportunity for those looking for a well-located and well-appointed home. With its blend of comfort, convenience, and outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

EPC Rating C  
Council Tax Band C  
Bond: £695  
Tenant Earnings: £21,000  
Guarantor Earnings: £25,200  
Unfurnished  
No Pets  
No Smokers

#### Hall

Radiator, stylish flooring, staircase to first floor.

#### Lounge

13'2 x 12'5 max points (4.01m x 3.78m max points )  
New flooring, radiator, Upvc window, electric fire and surround.

#### Dining room

9,0 x 8'1 (2.74m,0.00m x 2.46m )  
Radiator, storage cupboard, access to kitchen and conservatory.

#### Conservatory

9'5 x 8'1 (2.87m x 2.46m)  
Upvc Windows, tiled flooring, access to rear.

#### Kitchen

9,0 x 7'3 (2.74m,0.00m x 2.21m)  
White wall and base units, integrated oven, hob, extractor fan,

stainless steel sink with drainer and mixer tap, plumbed for washing machine, space for fridge / freezer, tiled splash backs, Upvc window.

#### Landing

New flooring, Upvc window, airing cupboard and loft access.

#### Bedroom One

New flooring, radiator and Upvc window.

#### Bedroom Two

9'8 x 9'6 max points (2.95m x 2.90m max points )  
New flooring, radiator and Upvc window.

#### Bedroom Three

8'7 x 6'8 max points (2.62m x 2.03m max points )  
New flooring, radiator, storage cupboard and Upvc window.

#### Bathroom

Stylish suite, which includes a good sized bath with shower over, W/C, wash hand basin, tiled flooring, tiled splash backs, Upvc window, extractor fan, heated chrome towel radiator

#### Externally

To the front elevation is a easy to maintain garden and double length driveway, while to the rear there is a beautiful enclosed good sized garden.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultrafast 1000 Mbps  
Mobile Signal/Coverage: Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band B - Approx. £1987.95 p.a  
Energy Rating: D

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.

#### Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH.



# OUR SERVICES

Mortgage Advice

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Property Auctions

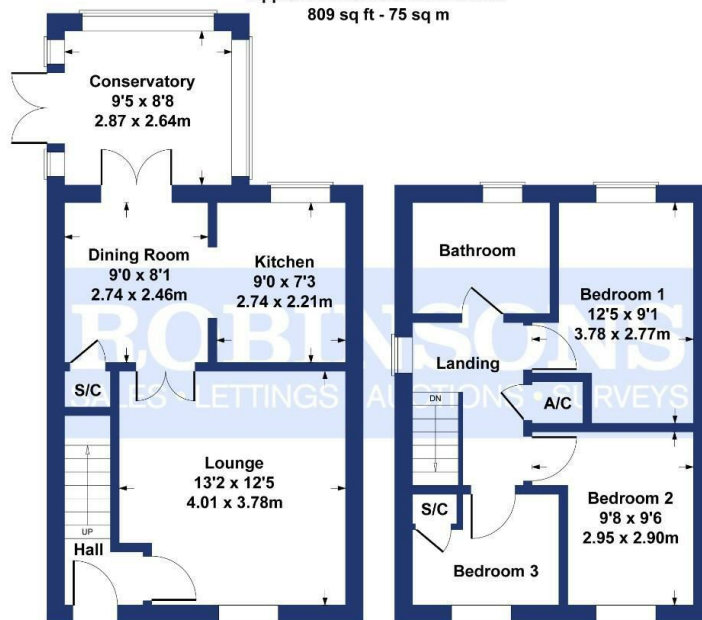
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rowan Court

Approximate Gross Internal Area  
809 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

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 |         |           |
| B                                           |   |         |           |
| C                                           |   |         |           |
| D                                           |   |         |           |
| E                                           |   |         |           |
| F                                           |   |         |           |
| G                                           |   |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 73      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| B                                                               |   |         |           |
| C                                                               |   |         |           |
| D                                                               |   |         |           |
| E                                                               |   |         |           |
| F                                                               |   |         |           |
| G                                                               |   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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# ROBINSONS

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