











2 bedroom flat for sale, Rowan Court, Spennymoor DL16 (620 GBP)



Location **Yorkshire and the Humber, Cleveland**
<https://www.freedasz.co.uk/x-161010-z>

Located in a popular residential area of Spennymoor. The property is on a modern development close to local amenities and good access to transport links. Heated via electric storage heaters, double glazed and briefly comprising: Communal entrance and staircase, hallway with storage cupboard, open plan lounge and dining area with archway to the fitted kitchen, bathroom with white suite and double bedrooms. Externally there is an allocated parking space to the front. EPC Grade = C ground floor Communal Entrance Third Floor Entrance Hall Two built in cupboards one of which houses the hot water tank. Intercom system and access to the loft space. Lounge 9' 5" x 13' 11" (2.87m x 4.24m) T.V aerial point, electric storage heater and double glazed window to the front. Dining Area 5' 11" x 8' 3" (1.8m x 2.51m) Double glazed window to the front. Kitchen 7' 3" x 7' 1" (2.21m x 2.16m) Fitted with a range of base and wall units with work surface area. Electric oven and hob. Partially tiled, space for fridge freezer and plumbing for automatic washing machine. Bathroom WC White bathroom suite which comprises panelled bath and pedestal wash hand basin. Partially tiled with electric shower and wc. Bedroom 10' 0" x 10' 11" (3.05m x 3.33m) Double glazed window to the rear and electric storage heater. Bedroom 10' 9" x 10' 8" (3.28m x 3.25m) Double glazed window to the rear and electric storage heater. Exterior Allocated car parking space. **IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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