



## 17 Achilles Close

, South Bank, TS6 6XP

Offers In The Region Of £135,000



# 17 Achilles Close

, South Bank, TS6 6XP

Offers In The Region Of £135,000



## ENTRANCE

4'0" x 4'7" (1.22m x 1.40m )

Stepping through a sleek black composite door, you leave behind the spacious front garden and enter a sunlit hallway. The bright passage welcomes you in, offering immediate access to both the inviting reception room and the staircase leading up to the first floor.

## RECEPTION ROOM

12'11" x 11'4" (3.94m x 3.45m)

The reception room sits at the front of the property, welcoming in plenty of natural light through a large UPVC double glazed window. There's ample space for a comfortable two-piece suite, along with a few smaller storage units to keep things tidy. A classic fire surround with a coal-effect gas fire adds a cozy focal point and keeps the room warm year-round. From here, you can step directly into the kitchen diner, making the space ideal for both relaxing and entertaining.

## KITCHEN/ DINER

10'0" x 14'7" (3.05m x 4.45m)

The kitchen diner features a striking combination of navy wall, base, and drawer units, all beautifully set off by warm wood-effect worktops that add a touch of natural charm. Integrated appliances are seamlessly incorporated into the design, including a sleek built-in electric oven paired with a modern ceramic hob. Natural light pours in through a large UPVC double-glazed window, illuminating the space and highlighting its inviting atmosphere. A radiator ensures the room stays comfortable year-round, while a cleverly designed under-stair storage cupboard provides plenty of space to tuck away essentials. There's ample room for a dining table, perfect for gathering with family or friends, and a UPVC double-glazed door leads directly into the rear garden, making indoor-outdoor living a breeze.

## LANDING

3'0" x 9'1" (0.91m x 2.77m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

9'4" x 12'6" (2.84m x 3.81m)

The main bedroom sits at the front of the property, offering plenty of space for a double bed while still feeling open and uncluttered. Custom-built storage solutions line one wall, providing both functionality and a sleek finish. Natural light streams in through a large UPVC double glazed window, making the room feel bright and inviting. A modern radiator ensures year-round comfort, and the walls are finished with contemporary cladding in a soft pastel green, adding a touch of calm and style to the space.

## BEDROOM TWO

7'1" x 8'2" (2.16m x 2.49m )

The second bedroom sits quietly at the back of the property, offering a peaceful retreat away from the main living areas. There's ample space for a double bed, as well as additional smaller storage pieces to keep the room tidy and organized. Fresh white paint on the walls gives the space a clean, bright feel, while a UPVC double glazed window lets in soft natural light and helps keep the room cozy year-round. A fitted radiator ensures warmth during colder months, and plush carpeting underfoot adds an extra touch of comfort.

## BEDROOM THREE

7'0" x 6'1" (2.13m x 1.85m )

Tucked away at the rear of the property, the third bedroom is cozy and intimate, making it ideal for a nursery or a compact guest room. Though it's the smallest of the three bedrooms, there's enough space for a cot

and several smaller storage units, ensuring it remains both practical and inviting. The vendor has thoughtfully maintained the soothing atmosphere with a palette of soft pastel colours, creating a gentle, calming retreat. Natural light streams in through the UPVC double glazed window, while a fitted radiator and plush carpeting add warmth and comfort to the space.

### FAMILY BATHROOM

6'4" x 6'4" (1.93m x 1.93m)

The modern bathroom features a stylish three-piece suite, anchored by an elegant P-shaped bath fitted with a sleek glass shower screen. The hand basin and toilet are combined in a space-saving unit, offering convenient storage beneath for toiletries and linens. Walls are finished with tasteful tiling, while a frosted UPVC double-glazed window lets in natural light without sacrificing privacy. A heated towel rail adds a touch of comfort, keeping towels warm and the space cozy.

### SUMMER HOUSE

14'7" x 16'5" (4.45m x 5.00m)

There's even more to love about this property, thanks to a beautifully designed custom summer house tucked away in the garden. Featuring sleek bi-folding doors that open up to let in plenty of light and fresh air, this versatile space comes complete with its own toilet for added

convenience. Inside, modern spotlights create a bright, welcoming atmosphere. Currently set up as the ultimate gaming and entertainment zone, it's the perfect spot to unwind, host friends, or let your creativity run wild—whatever your plans, this summer house is ready for them.

### EXTERNAL

This home features an expansive, open front lawn that provides a welcoming first impression and plenty of space for outdoor activities. In the back, you'll find a generous garden complete with a spacious patio—ideal for hosting gatherings or relaxing in the sun. The entire area is enclosed by secure fencing, offering both privacy and peace of mind. On the rear and side of the property, an electric gate leads to a private driveway, which includes a covered car port and a garage fitted with a modern electric roller shutter door. Conveniently located, the property is just moments away from local shops, schools, and provides easy access to the A66 for commuters.

### PROPERTY INFORMATION

Kitchen fitted 5 years ago

Boiler with hive heating 5 years ago

Bathroom 6 years ago

Loft boarded with built in loft ladder.

Integrated washer/dryer and dishwasher



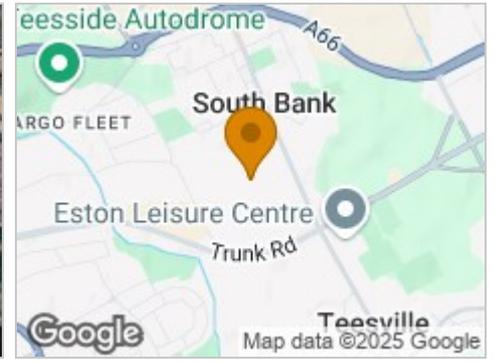
## Road Map



## Hybrid Map



## Terrain Map



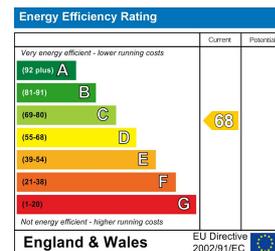
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.