



PH ESTATE AGENTS



## 17 Achilles Close , South Bank, TS6 6XP

Offers In The Region Of £129,950



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## IMPORTANT INFORMATION

### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother.

Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## 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 understair 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



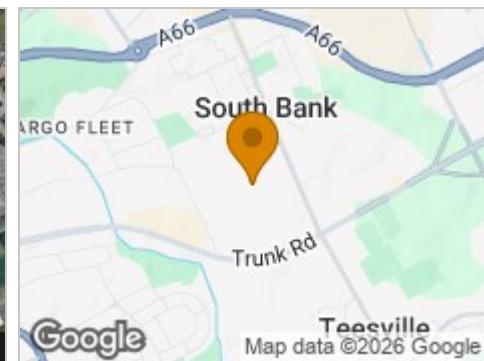
## Road Map



## Hybrid Map



## Terrain Map



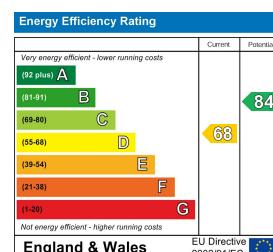
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.