

SPAIN HILL, MARSKE-BY-THE-SEA, TS11 7LE



FOR SALE BY AUCTION
Thursday 30th May 2026



- ▲ Two Bedroom Terraced Property
- ▲ Fantastic Central Marske Location
- ▲ Huge Scope for Development
- ▲ Minutes to the High Street & Beach
- ▲ On Street Parking
- ▲ Substantial Rear Garden

Guide Price £80,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Thursday 30th May 2026 *** Option
 1 *** www.agentspropertyauction.com

This nicely positioned property offers fantastic scope for development. Sitting just a stone's throw from the bustling High Street and acclaimed schooling and just minutes from the beach, early viewing is advised.

GROUND FLOOR

HALL - 1.07m x 0.88m (3'6" x 2'11")

Hardwood entrance door, staircase to the first floor and door to the living room.

LIVING ROOM - 3.42m (11'3") reducing to 3.29m (10'10") x 3.38m (11'1")

With traditional style décor, tiled fireplace with Canon style gas fire, twin alcove storage cupboards, UPVC window and door to the dining room.

DINING ROOM - 2.92m x 2.40m (9'7" x 7'10")

With tiled fireplace with gas fire, wood framed window, sliding door to the kitchen area and further door to the lean to.

KITCHEN AREA - 1.02m x 2.35m (3'4" x 7'9")

With plumbing for gas cooker, stainless steel sink unit, cupboard storage, vinyl flooring and original wood framed window.

LEAN TO - 4.42m x 2.38m (14'6" x 7'10")

With doors to the utility/storage room and further storage area.

UTILITY/STORAGE ROOM - 3.10m x 1.21m (10'2" x 4')

With hot and cold water supplies, and part glazed door to the rear of the property.

FIRST FLOOR

LANDING - With panelled doors to all rooms and access to the loft space.

BEDROOM ONE - 3.43m (11'3") reducing to 3.05m (10') x 3.33m (10'11") reducing to 1.18m (3'10")

With traditional style decoration, alcove storage cupboards, further over stairs cupboard and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



BEDROOM TWO - 2.48m x 2.47m (8'2" x 8'1")

With storage cupboard housing the hot water tank and UPVC window overlooks the rear garden.

BATHROOM - A traditional coloured suite with over bath Mira thermostatic shower, fully tiled walls, vinyl flooring and UPVC window.

EXTERNALLY

PARKING & GARDEN - The front of the property benefits from on street parking and to the rear there is a generous rear garden requiring development.

- Mains Utilities
- No Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - CF/LS/RED260115/23022026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Redcar office on
Tel: 01642 285041

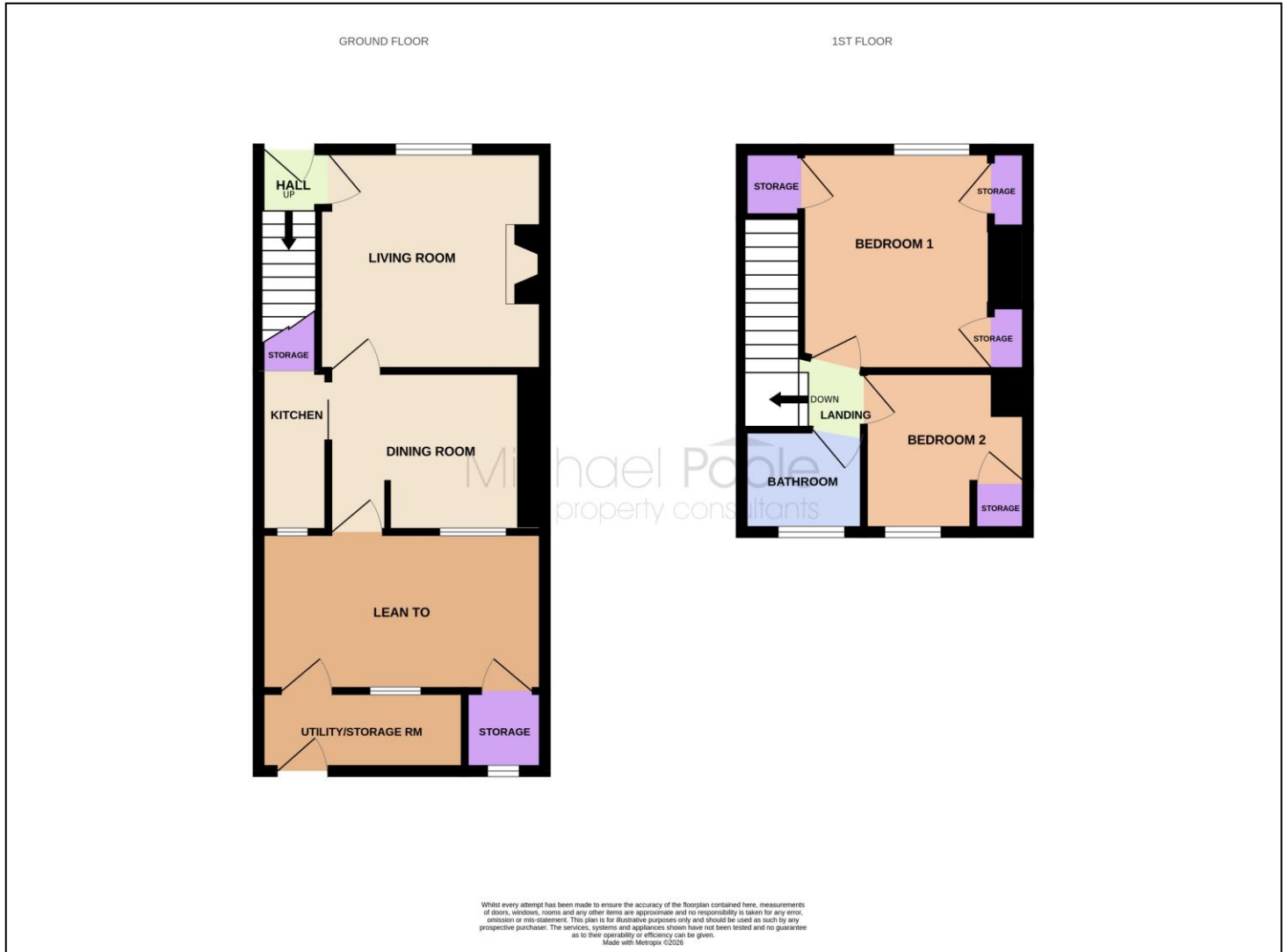




SPAIN HILL, TS11 7LE

Michael Poole
sales | lettings | auctions





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
 30-32 Station Road, Redcar, TS10 1AG