

AUCTION - 125 - 07 April 2022

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
3	38 WENLOCK ROAD, LIVERPOOL This property has been sold prior
4	223 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE The guide price has been reduced to £150,000 plus
5	LAND LYING TO THE SOUTH WEST OF WOOD LANE, LIVERPOOL This lot has sold prior to auction
8	39 STANLEY ROAD, BOOTLE, MERSEYSIDE This property has been sold prior
9	48 SANDSTONE ROAD EAST, LIVERPOOL This property has been sold prior.
10	545 SOUTHPORT ROAD, BOOTLE, MERSEYSIDE Please note the guide price has been amended to £100,000 plus
11	375 EDGE LANE, FAIRFIELD, LIVERPOOL THIS PROPERTY HAS NOW SOLD PRIOR
12	32 MANSELL ROAD, LIVERPOOL This property has been sold prior
13	APT 101, ST CYPRIANS STUDENT HALL, 90 DURNING ROAD, LIVERPOOL The managing agent have advised they have a tenant lined up for the next academic year (subject to contract). This will be due to begin on the 26th August 2022 and end on the 17th August 2023 at £145 per week.
14	27 NORTON GROVE, MAGHULL, LIVERPOOL Please note the guide price has been reduced to £80,000 plus
16	145 WALTON VILLAGE, LIVERPOOL This property has been postponed until the May auction

- 17 **48/48A MAIDEN LANE, LIVERPOOL**
The guide price has been changed to £100,000 plus
- 19 **322 RICE LANE, LIVERPOOL**
This property has been postponed. It is still available for sale if you are interested please speak to Cathy.
- 20 **FLAT 1, 10 HAMILTON SQUARE, BIRKENHEAD, MERSEYSIDE**
Please note the guide price has been increased to £75,000 plus
- 21 **15 ODSEY STREET, LIVERPOOL**
THIS PROPERTY HAS NOW SOLD PRIOR
- 26 **30 HOLBECK STREET, LIVERPOOL**
Please note the guide price has been increased to £65,000 plus
- 28 **50 SKIPTON ROAD, ANFIELD, LIVERPOOL**
Please note the guide price has been amended to £80,000 plus
- 30 **132 GROSVENOR ROAD, WAVERTREE, LIVERPOOL**
Please note the guide price has been amended to £70,000 plus
- 32 **79 BARDSAY ROAD, LIVERPOOL**
Please note the guide price has been amended to £55,000 plus
- 34 **FLAT 1-3, 15 ONSLOW ROAD, LIVERPOOL**
We are advised the tenant of flat 2 has given notice to vacate.
- 35 **38 LIND STREET, LIVERPOOL**
Please note the guide price has been amended to £60,000 plus
- 38 **15 WENLOCK ROAD, LIVERPOOL**
Please note the guide price has been amended to £80,000 plus
- 40 **GARAGE AT 3 ROSSETT AVENUE, LIVERPOOL**
Please note this lot has sold prior to auction
- 43 **1 CAMBRIDGE ROAD, BAMBER BRIDGE, PRESTON**
Please note the guide price has been amended to £85,000 plus
- 46 **44 HORROCKS AVENUE, GARSTON VILLAGE, LIVERPOOL**
This property has sold prior to auction.

- 50 **FLAT 2, 53 DERBY LANE, LIVERPOOL**
Please note the guide price has been amended to £45,000 plus
- 52 **57 ORWELL ROAD, LIVERPOOL**
This property has been sold prior
- 54 **FLAT 67, BIRCHEN HOUSE, 1 CANNING STREET,
BIRKENHEAD, MERSEYSIDE**
Please note new tenants have moved in paying a rental income of
£6,600 per annum.
- 65 **15 QUARRY STREET, WOOLTON, LIVERPOOL**
This property has sold prior to auction.
- 66 **FLAT 1, 2 ALPASS ROAD, LIVERPOOL**
Please refer to the legal pack for a copy of the new lease. The guide
price has been reduced to £115,000 plus.
- 67 **26 VANBRUGH CRESCENT, LIVERPOOL**
The guide price has been amended to £85000
- 68 **1 BUCKINGHAM AVENUE, SEFTON PARK, LIVERPOOL**

Please note this property has been postponed until the 26th May
auction.
- 69 **FORMER BANK, 209 -211 HOYLAKE ROAD, WIRRAL,
MERSEYSIDE**
This property has been sold prior
- 71 **THE BUNGALOW, 32-34 WELLINGTON ROAD,
WALLASEY, MERSEYSIDE**
This property has been withdrawn.
- 72 **91 BRECKSIDE PARK, LIVERPOOL**
This property has been withdrawn from auction.
- 73 **APT 3, REDCLIFFE, 32-34 WELLINGTON ROAD,
WALLASEY, MERSEYSIDE**
This property has been withdrawn.
- 74 **APT 5A, REDCLIFFE, 32-34 WELLINGTON ROAD,
WALLASEY, MERSEYSIDE**

This property has been withdrawn.

75 **GROUND RENT INVESTMENTS 45 PARKFIELD ROAD,
AIGBURTH, LIVERPOOL**

This lot has been sold prior

79 **177 TWICKENHAM DRIVE, WIRRAL, MERSEYSIDE**

Please note the guide price has been reduced to £90,000 plus

80 **12 ADAMSON STREET, LIVERPOOL**

This property has been sold prior

81 **7 GREENWICH ROAD, LIVERPOOL**

Please refer to extra special conditions 29 & 30 regarding completion.

82 **22 SCORTON STREET, LIVERPOOL**

THIS LOT HAS SOLD PRIOR TO AUCTION.

83 **15 BUCKINGHAM ROAD, TUEBROOK, LIVERPOOL**

This property has been sold prior

84 **91 SOUTHGATE ROAD, LIVERPOOL**

THIS PROPERTY HAS NOW SOLD PRIOR

86 **8 SHERWOOD ROAD, KILLAMARSH, SHEFFIELD,**

This lot has sold prior to auction.

87 **53 PERCY STREET, BOOTLE, MERSEYSIDE**

This property has been sold prior

88 **76 MARGARET ROAD, WALTON, LIVERPOOL**

Please note the property has a Shower room/WC and not a bathroom
as stated in the brochure.

89 **19 JERMYN STREET, LIVERPOOL**

The guide price has been amended to £90,000 plus

90 **19 FELTWELL ROAD, LIVERPOOL**

Please note the guide price has been amended to £80,000 plus

93 **FORMER BINGO HALL/CINEMA, 446 PARK ROAD,
LIVERPOOL**

This property has been withdrawn.

- 94 **18 ROCK PARK, BIRKENHEAD, MERSEYSIDE**
This property has been withdrawn.
- 99 **42 REGINA ROAD, LIVERPOOL**
THIS PROPERTY HAS NOW SOLD PRIOR
- 100 **33 BARDSAY ROAD, LIVERPOOL**
Please note the guide price has been amended to £55,000 plus
- 102 **10/10A LOWER BRECK ROAD, LIVERPOOL**
This property has been sold prior.
- 103 **19 ALT ROAD, BOOTLE, MERSEYSIDE**
This property has been sold prior
- 105 **SECTION OF LAND, CONISBROUGH DENBY LINE,
GARDEN LANE, CADEBY**
This lot has been sold prior.
- 107 **19 WARBRECK MOOR, LIVERPOOL**
This property has been sold prior to auction
- 108 **22 ROCKFIELD ROAD, LIVERPOOL**
This property has been sold prior.
- 110 **13 BEECH STREET, LIVERPOOL**
The guide price has been increased to £300,000 plus
- 113 **8 NORTH GRANGE, CLYST HEATH, EXETER**
The guide price has been amended to £145,000+
- 114 **TREBARWITH, CHAPEL GROUND, LOOE, CORNWALL**

The guide price has been amended to £160,000+
- 116 **70 NORMANDY WAY, PLYMOUTH**
Notice to vacate has been served on both tenants and expired on the
3rd April 2022. The ground floor flat is now vacant and will be
cleared prior to completion. External viewings only of the maisonette
above.
- 117 **14A WEST END, REDRUTH, CORNWALL**
This lot has been sold prior

- 119 **21 GLADSTONE PLACE, NEWTON ABBOT, DEVON**
This lot has sold prior to auction.
- 120 **130 WITHYCOMBE VILLAGE ROAD, EXMOUTH, DEVON**

This property has been postponed until the 26th May auction.
- 122 **17 MERLIN HAVEN, WOTTON-UNDER-EDGE,
GLOUCESTERSHIRE**
This lot has been postponed until the 26th May auction.
- 123 **34 - 35 NANCHERROW TERRACE, ST. JUST, PENZANCE,
CORNWALL**
This property has been postponed until the May auction.
- 126 **5 MILLARD CLOSE, BASINGSTOKE, HAMPSHIRE**
This property has been sold prior
- 127 **12 ST. PAULS ROAD, PAIGNTON, DEVON**
EPC - E
- 128 **14 BETHEL ROAD, ST. AUSTELL, CORNWALL**
THIS PROPERTY HAS NOW SOLD PRIOR

The guide price has been amended to £175,000+
- 131 **FLATS 1 AND 2, 38 KREMLIN DRIVE, LIVERPOOL**
The guide price has been reduced to £90,000
- 132 **GARDEN FLAT, 38 KREMLIN DRIVE, LIVERPOOL**
Please note the rental income is £4784.00 per annum.
- 134 **205 KENSINGTON, LIVERPOOL**
This property has been sold prior
- 135 **25 HONEY STREET, BODMIN, CORNWALL**
This property has been sold prior