

AUCTION - 134 - 13 July 2023

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	9 MADELAINE STREET, LIVERPOOL This property has been sold prior.
3	31 NYLAND ROAD, LIVERPOOL The owner of the property has served a S21 notice on the tenant which has expired. As the owner has decided to sell the property, he has not taken any further steps in this respect and the tenant rent remains paid up to date.
6	FLAT 11 KENWORTHYS FLATS, SOUTHPORT, MERSEYSIDE This lot has SOLD PRIOR.
9	APARTMENT 4 ECCLESTON HALL, PRESTBURY DRIVE, ECCLESTON, This property has been sold prior.
12	239-241 WALTON VILLAGE, LIVERPOOL This property has been postponed.
14	284 AIGBURTH ROAD, AIGBURTH, LIVERPOOL Please note we have been advsied that the lease is for 21 years not 25 years as previosuly stated.
15	8 WINDSOR ROAD, TUEBROOK, LIVERPOOL Please note the guide price has been amended to £100,000 plus
18	9 VICTOR STREET, LIVERPOOL The guide price has been changed to £80,000 plus
20	74 DRYDEN STREET, BOOTLE, MERSEYSIDE The guide price has been changed to £65,000 plus
24	8 LEE ROAD, WIRRAL, MERSEYSIDE Please note the guide price has been amended to £125,000 plus
25	76 LINNETS PARK, RUNCORN, CHESHIRE Please note the guide price has been amended to £60,000 plus
26	206 & 206A RICE LANE, LIVERPOOL

Please note this property has sold prior

27 **15 GLYNN STREET, LIVERPOOL**

This lot has sold prior to auction

29 **173 WIGAN ROAD, ASPULL, WIGAN, LANCASHIRE**

This property has been sold prior.

31 **44 WOLFENDEN AVENUE, BOOTLE, MERSEYSIDE**

Please note this property has sold prior to auction.

35 **24 BLUNDELL ROAD, HIGHTOWN, LIVERPOOL**

This property has been postponed.

36 **37 HAWKINS STREET, LIVERPOOL**

This property has been sold prior.

Please note that the property is sold without an EPC. The lack of an EPC cannot delay completion. The vendor has served a Section 8 on the tenant.

39 **117 GREAT MERSEY STREET, LIVERPOOL**

This lot has been postponed from auction.

40 **24 COTSWOLD STREET, LIVERPOOL**

This property has been sold prior.

41 **LINDEN, 6 BAYTREE ROAD, FRANKBY, WIRRAL,
MERSEYSIDE**

Please note this property has been withdrawn

42 **44 TUDOR STREET, LIVERPOOL**

The rental income is currently £5,400 per annum.

The guide price has been increased to £57,000 plus

43 **3 SMOLLETT STREET, BOOTLE, MERSEYSIDE**

Please note the guide price has been amended to £60,000 plus

46 **SUITE 89, ARTESIAN STUDIOS, JAMAICA STREET,
LIVERPOOL**

We are advised the property is currently vacant.

This lot has been postponed until the September auction

52 **20 ORLEANS ROAD, OLD SWAN, LIVERPOOL**

This property has been sold prior.

- 53 **31 WOODFIELD STREET, BOLTON**
This property has been sold prior.
- 54 **31 WARRINGTON ROAD, INCE, WIGAN, LANCASHIRE**

This property has been sold prior.
- 55 **2 STRINGER STREET, LEIGH, LANCASHIRE**
This property has been sold prior.
- 56 **8 WELLINGTON STREET, FARNWORTH, BOLTON**
This property has been sold prior.
- 57 **20 VALLEY ROAD, LIVERPOOL**
This lot has Sold Prior.
- 60 **10 PORTMAN ROAD, LIVERPOOL**
This property has been sold prior.
- 76 **234 COUNTY ROAD, WALTON, LIVERPOOL**
This property has been sold prior.
- 77 **FLATS 1-4, 12 LISTER ROAD, LIVERPOOL**
This property has been postponed.
- 79 **24 DUNHAM ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 80 **84 BEDFORD ROAD, LIVERPOOL**
Please note the guide price has been amended to £80,000 plus
- 82 **7 DOMINION STREET, LIVERPOOL**
This property has been sold prior.
- 83 **86 BALMORAL ROAD, FAIRFIELD, LIVERPOOL**
Please note the guide price has increased to £165,000+
- 87 **5 HEYBURN ROAD, TUEBROOK, LIVERPOOL**
This property has been sold prior.
- 89 **68 BIBBYS LANE, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS BEEN WITHDRAWN FROM THE
AUCTION
- 91 **51 SYDNEY ROAD, TORPOINT, CORNWALL**

EPC Rating - D

92 **4 MARGARET ROAD, OGWELL, NEWTON ABBOT, DEVON**

EPC Rating - G

96 **11 PENTEWAN HILL, PENTEWAN, ST. AUSTELL,
CORNWALL**

This property has been sold prior.

97 **136 ST. KATHERINES ROAD, EXETER**

EPC Rating - F

98 **FLATS 1 & 2 PENARE COURT, PENZANCE, CORNWALL**

This property has been withdrawn.

103 **FLAT 10, 165 ROXBURGH STREET, BOOTLE, MERSEYSIDE**

THIS PROPERTY HAS SOLD PRIOR

104 **70 GIDLOW ROAD, LIVERPOOL**

This property has been sold prior.

105 **FLATS 1 & 2, 200 RICE LANE, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

106 **33 ADSHEAD ROAD, LIVERPOOL**

This property has been sold prior.

107 **18 TREVERBYN ROAD, TRURO, CORNWALL**

THIS PROPERTY HAS SOLD PRIOR

108 **57-57A GRANGE PARK ROAD, ST. HELENS, MERSEYSIDE**

This lot has sold prior to auction.

111 **BARN AT THE REAR OF 44 DERBY STREET, PRESCOT,
MERSEYSIDE**

Please note the guide price has reduced to £36,000+.

112 **THE OLD DAIRY GUEST HOUSE, 39A KEMPTON ROAD,
LIVERPOOL**

This lot has sold prior to auction.

113 **FLATS 1, 3 & 5, 5 VICTORIA ROAD, TUEBROOK,
LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR

114 **CORNBROOK BUSINESS CENTRE, QUENBY STREET,
MANCHESTER**
This property has been sold prior.

115 **21 WESTERN DRIVE, CRESSINGTON, LIVERPOOL**
This property has been sold prior.