

AUCTION - 143 - 24 October 2024

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	81 MACDONALD STREET, LIVERPOOL This lot has been sold prior to auction.
2	2 WINCHESTER ROAD, LIVERPOOL This lot has sold prior to auction.
4	12 CORSEWALL STREET, LIVERPOOL Please note the tenant of the first floor flat has now vacated and the vendor advises the tenant of the ground floor flat has been served a Section 21 which runs out on 15th November. The guide price has been reduced to £65,000 plus
5	2-4 CORINTHIAN AVENUE, LIVERPOOL This lot has sold prior to auction.
8	14 MAYFAIR CLOSE, ANFIELD, LIVERPOOL The rental income is £6,600 per annum, not as stated in the brochure.
14	6 BEATRICE STREET, BOOTLE, MERSEYSIDE This lot has been sold prior to auction.
15	122 ALBION STREET, ST. HELENS, MERSEYSIDE Please note the guide price has been reduced to £55,000 plus
16	9 CRONTON AVENUE, WHISTON, PRESCOT, MERSEYSIDE Please note the guide price has been reduced to £77,000 plus
18	21 GLENBANK CLOSE, LIVERPOOL THIS PROPERTY HAS BEEN POSTPONED
21	37 LEAFIELD ROAD, HUNTS CROSS, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR
24	7/7A ALMONDS GREEN, WEST DERBY VILLAGE, LIVERPOOL Guide price has been reduced to £500,000 plus
25	100 QUEENS DRIVE, WALTON, LIVERPOOL

Please note the rental income is approximately £26,000 per annum

The guide price has been reduced to £130,000 plus

- 28 53 ST. MARYS ROAD, GARSTON, LIVERPOOL
This property has been postponed.
- 31 12 BADMINTON STREET, LIVERPOOL
This lot has sold prior to auction.
- 35 138 LAWRENCE ROAD, LIVERPOOL
This lot has been withdrawn from auction.
- 36 26 ARMOUR GROVE, LIVERPOOL
This lot has been sold prior to auction.
- 38 32 IONIC ROAD, LIVERPOOL
THIS PROPERTY HAS SOLD PRIOR
- 40 6 WESLEY STREET, SOUTHPORT, MERSEYSIDE
Please note the guide price has been reduced to £43,000 plus.
- 42 70 CAMBRIA STREET, LIVERPOOL
This lot has sold prior to auction.
- 43 APT 42, 15 VICTORIA STREET, LIVERPOOL
Please note the guide price has been reduced to £55,000 plus
This lot has been withdrawn from auction.
- 44 2 SANDSTONE ROAD WEST, LIVERPOOL
This lot has sold prior to auction.
- 47 14 Dunlin Close
Guide amended to £115,000 plus
- 52 82 AVONDALE ROAD, LIVERPOOL
This lot has been sold prior to auction.
- 53 35 SHAKESPEARE STREET, BOOTLE, MERSEYSIDE
This lot has been sold prior to auction.
- 59 30 SILVERDALE AVENUE, LIVERPOOL
This lot has been sold prior to auction.
- 60 50 CAMERON STREET, LIVERPOOL
Please note the rental income is £7800 per annum.

- 64 LAND AT STRONGMANS COTTAGE, RUTHVOES, ST. COLUMB,
CORNWALL
This Lot has sold prior to auction.
- 67 2A MUTLEY PLAIN, PLYMOUTH
This lot has sold prior to auction.
- 68 29 LINGFIELD AVENUE, STICKER, ST. AUSTELL, CORNWALL
The works to remove the loft insulation have been completed and the certification relating to the soundness of the roof and timbers is available to download in the legal pack online.
- 72 GLYN-MOR, TRURO ROAD, LANIVET, BODMIN, CORNWALL
The guide price has been reduced to £295,000+
- 77 CHURCH COTTAGE & POST OFFICE, DUNSFORD, EXETER
Church Cottage - EPC E
The Post Office - EPC C
- 80 11 HENGAR MANOR, ST. TUDY, BODMIN, CORNWALL
This lot has sold prior to auction.
- 91 FLAT 1, 19 SANDON STREET, TOXTETH, LIVERPOOL
Please note the flat is located within a Grade II listed building. The guide price has been reduced to £90,000 plus
- 92 11 SANDIWAY AVENUE, WIDNES, CHESHIRE
This lot has sold prior to auction.
- 93 36 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE
THIS PROPERTY HAS SOLD PRIOR
- 94 50 BEBINGTON ROAD, BIRKENHEAD, MERSEYSIDE
This lot has sold prior to auction.
- 95 16 HESWALL ROAD, LIVERPOOL
This property has been sold prior.
- 96 9 WYNCROFT ROAD, WIDNES, CHESHIRE
THIS PROPERTY HAS SOLD PRIOR
- 97 14 ARDLEIGH ROAD, LIVERPOOL
This lot has sold prior to auction.
- 98 LAND AT FORMER ROCK STATION HOTEL, 9 HIGHFIELD RD,
BIRKENHEAD,

Interested parties are advised to look on the online planning portal for Wirral Council to find out details of any planning applications that may affect the property. Guide amended to £100,000 plus

- 99 FLAT 3, 37 DERBY LANE, LIVERPOOL
This lot has sold prior to auction.
- 100 90 COOPER STREET, WIDNES, CHESHIRE
THIS PROPERTY HAS SOLD PRIOR
- 101 28 ORLEANS ROAD, OLD SWAN, LIVERPOOL
THIS PROPERTY HAS SOLD PRIOR
- 102 27 WOODBINE STREET, LIVERPOOL
This property has sold prior to auction.
- 103 3 Shaw Street
guide amended to £65,000 plus
- 106 94 Robins Lane
guide amended to £110,000 plus