

AUCTION - 96 - 15 February 2018

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	41 TABLEY ROAD, LIVERPOOL This property has sold prior
5	LAND AT 135-139 KENSINGTON, LIVERPOOL The guide price has changed to £200,000 plus.
6	103-107 LINACRE ROAD, LITHERLAND, LIVERPOOL This property has sold prior
8	48 ADSWOOD ROAD, HUYTON, LIVERPOOL This property has sold prior
14	9 WILBURN STREET, LIVERPOOL The guide price has changed to £40,000
19	66 WENDELL STREET, LIVERPOOL Please note the property has central heating, is in need of a full upgrade and refurbishment scheme and the accommodation is as follows: Ground Floor: Vestibule, Lounge, Kitchen/Diner, Bathroom/WC. First Floor: 2 Bedrooms.
20	100 GRANGE ROAD WEST, PRENTON, MERSEYSIDE The guide price has been reduced to £90,000 plus
22	THE LION PUBLIC HOUSE, 68 MARKET STREET, BIRKENHEAD, MERSEYSIDE This property has sold prior
25	38 CROSBY ROAD NORTH, LIVERPOOL This property has sold prior
26	38B CROSBY ROAD NORTH, LIVERPOOL This property has sold prior
28	3 SHAW ROAD, BLAKENHALL, WOLVERHAMPTON This property has sold prior.
29	34 LITHERLAND ROAD, BOOTLE, MERSEYSIDE This lot has sold prior.

- 30 **26 MILL LANE, OLD SWAN, LIVERPOOL**
The guide price has changed to £60,000 plus
- 34 **28 HANDFIELD STREET, LIVERPOOL**
This property has sold prior
- 41 **38 COWPER ROAD, LIVERPOOL**
Please note that as from 12th January 2018 the rent is £5,200 per annum.
- 51 **46A LINACRE ROAD, LIVERPOOL**
The guide price has been reduced to £32,000 plus.
- 52 **APT 4, JOSIAH EVANS COURT, 77 CROW LANE EAST, NEWTON-LE-WILLOWS,**
This property has sold prior
- 53 **17 NEWHEY AVENUE, MANCHESTER**
This property has sold prior
- 54 **21 FELTWELL ROAD, LIVERPOOL**
This lot has sold prior to auction.
- 56 **81 TREVOR ROAD, LIVERPOOL**
The guide price has been increased to £70,000 plus.
- 61 **LAND AT 97-101 SOHO STREET, LIVERPOOL**
This property has sold prior
- 62 **LAND AT 7-9, & 13-15 FAIRFIELD STREET, LIVERPOOL**

This property has sold prior
- 63 **355 AIGBURTH ROAD, LIVERPOOL**
This property has been sold prior.
- 64 **GROUND FLOOR AT EDEN SQUARE, 7 HATTON GARDEN, LIVERPOOL**
This property has been postponed from the auction however is still available for sale, if you are interested please contact the auctions office.
- 66 **10 HEATHERLEIGH CLOSE, ORRELL PARK, LIVERPOOL**

This property has been postponed.
- 67 **32 BRIARWOOD STREET, HOUGHTON LE SPRING, TYNE AND WEAR**

The guide price has been reduced to £50,000 plus.
Please note there is a 14 day completion with this property.

68 **FLATS 1A, 1B, 4A & 4B, 40-42 SYDENHAM AVENUE,
LIVERPOOL**

Lease Plan BEST compliance rev 3a is to replace Plan 3 contained
within Proposed Lease

69 **45 STANLEY ROAD, BOOTLE, MERSEYSIDE**

It has been confirmed the Council Tax Banding will be removed and
there will be no liability going forward.

The guide price has been reduced to £35,000.

70 **LAND ON THE WEST SIDE OF STANLEY ROAD, BOOTLE,
MERSEYSIDE**

This lot has sold prior to auction.

71 **58 HALSBURY ROAD, KENSINGTON, LIVERPOOL**

This property has sold prior.

76 **1 CROWN MEWS, CROWN LANE, DENBIGH, CLWYD**

This lot has been postponed to the 28th March auction.

79 **29 COUNTY ROAD, WALTON, LIVERPOOL**

Please note the Photograph in the catalogue is incorrect. The shop is
let to the Card Warehouse and not the Card Factory.

81 **116 MACDONALD STREET, LIVERPOOL**

This property has sold prior to auction.

82 **2 CROWN MEWS, CROWN LANE, DENBIGH, CLWYD**

This lot has been postponed to the 28th March auction.

83 **11 REEVES AVENUE, BOOTLE, MERSEYSIDE**

This lot has sold prior to the auction.

88 **4 PATERSON STREET, BIRKENHEAD, MERSEYSIDE**

Please note there is no tenancy agreement available to view.

89 **2 THE SPINNEY, PRESCOT, MERSEYSIDE**

The guide price has been reduced to £140,000+*

90 **10 GOSFORD STREET, LIVERPOOL**

Please note that the property does not benefit from central heating and
there is a small room off the back bedroom. The bathroom/WC is on
the ground floor.

- 93 **25 DOMBEY STREET, LIVERPOOL**
This property has sold prior
- 94 **31 NETHERBY STREET, LIVERPOOL**
Please note the bathroom/WC is on the ground floor.
This property has sold prior
- 95 **321 BINNS ROAD, LIVERPOOL**
The property is a 1 bedroomed ground floor flat and not as stated in
the catalogue. The guide price has changed to £30,000 - £35,000.
- 96 **45 CHARLECOTE STREET, LIVERPOOL**
Please note the rental income is approximately £6,006 per annum and
the bathroom/WC is on the ground floor.
- 98 **109 BLYTHSWOOD STREET, LIVERPOOL**
Please note this property is not part of the portfolio of Lots 90-97 and
99-100
- 99 **17 NETHERBY STREET, LIVERPOOL**
This property has sold prior
- 100 **19 MONKSWELL STREET, LIVERPOOL**
The rental income is £450 pcm. The bathroom/W.C. is situated on the
ground floor
- 101 **3 CROWN MEWS, CROWN LANE, DENBIGH, CLWYD**
This lot has been postponed to the 28th March auction.
- 106 **11 WHITTIER STREET, LIVERPOOL**
This property has been sold prior
- 108 **78 THORNTON ROAD, STOKE-ON-TRENT**
This property has been sold prior.
- 109 **49 WENDELL STREET, LIVERPOOL**
Please note the property has central heating, is in need of a full
upgrade and refurbishment scheme and the accommodation is as
follows:

Ground Floor: Vestibule, Lounge, Kitchen (no fittings)
First Floor: One Bedroom, Bathroom/WC
- 110 **7 OWEN STREET, ST. HELENS, MERSEYSIDE**
This property has sold prior
- 112 **4 CAMELLIA COURT, AIGBURTH, LIVERPOOL**

The catalogue details in regards to the front garden are incorrect.
There is only a small part of the garden coloured brown on the
Transfer plan that is not included in the sale.(please refer to the legal
pack)

- 113 **FLATS 1-3, 12 GORDON ROAD, LIVERPOOL**
This property has sold prior
- 114 **69 SCOTT STREET, BOOTLE, MERSEYSIDE**
This property has sold prior
- 116 **71 CAMBRIDGE ROAD, BOOTLE, MERSEYSIDE**
The guide price has been reduced to £40,000+*
- 118 **25 & 25A PEEL ROAD, BOOTLE, MERSEYSIDE**
This lot has sold prior to auction.
- 119 **LAND AT BEECHWOOD GARDENS, AIGBURTH,
LIVERPOOL**
This property has sold prior
- 120 **282 ANFIELD ROAD, LIVERPOOL**
The guide price has changed to £65,000 plus
- 121 **12 PRIOR STREET, BOOTLE, MERSEYSIDE**
The bathroom/w.c is situated on the first floor and not on the ground
floor as stated in the catalogue
- 123 **65 GREENLEAF STREET, LIVERPOOL**
Please note the property has central heating and a shower room/wc to
the ground floor, not bathroom as stated in the brochure.
- 128 **17 WHITTIER STREET, LIVERPOOL**
The property benefits from central heating.
Ground floor accommodation comprises of Vestibule, Through
Lounge, Kitchen/Diner, Bathroom/WC.
- 133 **18 EAST STREET, ATHERTON, MANCHESTER**
This property has sold prior
- 138 **42 DUNLUCE STREET, LIVERPOOL**
This property has been withdrawn. If you are interested in the property
please speak to a member of staff
The guide price has been reduced to £80,000 plus
- 140 **1 OXTON STREET, LIVERPOOL**
This property has sold prior

141 **COACH HOUSES 9 & 10, HOLLYSTEAD HOUSE, 14 OLD
MILL LANE,**
We are advised that 2 car parking spaces are included in the sale as
per the easement to be granted.

144 **15 BALA STREET, LIVERPOOL**
This property has been postponed until 28th March auction

145 **24 STONEHILL STREET, LIVERPOOL**
This property has been postponed until 28th March auction

146 **25 STONEHILL STREET, LIVERPOOL**
This property has been postponed until 28th March auction

147 **55 WESTCOTT ROAD, LIVERPOOL**
This property has been postponed until 28th March auction

148 **4 STONEHILL STREET, LIVERPOOL**
This property has been postponed until 28th March auction

149 **67 BALA STREET, LIVERPOOL**
This property has been postponed until 28th March auction

150 **69 BALA STREET, LIVERPOOL**
This property has been postponed until 28th March auction

151 **63 BALA STREET, LIVERPOOL**
This property has been postponed until 28th March auction