

AUCTION - 105 - 15 May 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	<b>38 BEVERSBROOK ROAD, LIVERPOOL</b> This property has been sold prior.
5	<b>34 FAIRBANK STREET, LIVERPOOL</b> The property is let producing £6,000 per annum and not vacant as stated in brochure.
6	<b>189 BEDFORD ROAD, BOOTLE, MERSEYSIDE</b> This property has been sold prior.
7	<b>9 CROXTETH ROAD, BOOTLE, MERSEYSIDE</b> This lot has been postponed from Auction
14	<b>110 BRUNSWICK ROAD, BUCKLEY, CLWYD</b> This property has been sold prior.
16	<b>61 SEDLEY STREET, LIVERPOOL</b> This property has been sold prior.
17	<b>177 RATHBONE ROAD, WAVERTREE, LIVERPOOL</b> This property has been withdrawn.
19	<b>7 BROOKSIDE ROAD, PRESCOT, MERSEYSIDE</b> This property has been sold prior.
20	<b>33 LONGFELLOW STREET, LIVERPOOL</b> The price has been changed to £160,000
23	<b>PARK LODGE, 28 NEW CHESTER ROAD, WIRRAL, MERSEYSIDE</b> This property has been sold prior.
26	<b>552 LONGMOOR LANE, LIVERPOOL</b> This lot has been postponed until the July Auction.
28	<b>97 WELLINGTON STREET, MILLOM, CUMBRIA</b> The guide price has been reduced to £32,000+*
30	<b>42 COLVILLE STREET, LIVERPOOL</b> This property has been sold prior.
36	<b>79 BEDFORD ROAD, BOOTLE, MERSEYSIDE</b>

This property has been sold prior.

39 **28 HINTON STREET, FAIRFIELD, LIVERPOOL**

This property has been sold prior.

42 **12 WHITELODGE AVENUE, LIVERPOOL**

Please note the rental income is £5,760 per annum.

45 **61 LENTHALL STREET, LIVERPOOL**

This property has been sold prior.

48 **30 MARNEL DRIVE, PENTRE, DEESIDE, CLWYD**

Please note the guide price has been reduced to £60,000 to £70,000.

50 **1 MOSTYN HALL, GAINSBOROUGH ROAD, LIVERPOOL**

The ground floor comprises of Main Entrance Hallway, Communal Lounge and Kitchen/Diner, WC.

52 **488 RICE LANE, LIVERPOOL**

This property has been sold prior.

54 **67 MILTON STREET, SOUTHPORT, MERSEYSIDE**

This property has been sold prior.

55 **91 ASPES ROAD, WEST DERBY, LIVERPOOL**

The guide price has been increased to £60,000-£70,000

56 **11 WHITBY ROAD, ELLESMERE PORT**

This lot has been postponed from Auction

58 **40 MAKIN STREET, LIVERPOOL**

Permit has now been granted.

60 **15 BIRCHFIELD WAY, LIVERPOOL**

This property has been sold prior.

61 **293 BRECK ROAD, EVERTON, LIVERPOOL**

This property has been sold prior.

64 **95 ESMOND STREET, LIVERPOOL**

Tenancy Agreement dated 1st May is available within the legal pack.

68 **APT 304 CITY GATE, 5 BLANTYRE STREET,  
MANCHESTER**

Please note the guide price has been increased to £135,000 plus

- 69        **60 OAKHILL ROAD, OLD SWAN, LIVERPOOL**  
Please note the property does not benefit from central heating.
- 71        **9 THURSTON ROAD, LIVERPOOL**  
This property has been sold prior.
- 74        **47 TOWNSEND LANE/2 CHAPEL ROAD, ANFIELD,  
LIVERPOOL**  
This property has been sold prior.
- 75        **2 DELL STREET, LIVERPOOL**  
This property has been sold prior.
- 79        **5 WARBRECK AVENUE, LIVERPOOL**  
This property has been sold prior.
- 81        **8 LESTER CLOSE, LIVERPOOL**  
We are advised by the vendor that no service charges or ground rents  
are charged. Please refer to the legal pack for more information.
- 84        **VACANT SITES AT CORNERS OF COTSWOLD  
STREET/HOLT ROAD, LIVERPOOL,**  
This lot has been postponed however still remains available. If you are  
interested please speak to Cathy Holt. The guide price has changed  
to £240,000 plus.
- 85        **51 WORDSWORTH STREET, LIVERPOOL**  
This property has been postponed however it is for sale and please  
speak to Cathy if you are interested.
- 88        **77 PENDENNIS STREET, LIVERPOOL**  
This property has been sold prior.
- 91        **153 ORWELL ROAD, LIVERPOOL**  
This property has been postponed.
- 94        **12 PRIMROSE COURT, LIVERPOOL**  
The guide price has been reduced to £33,000 plus
- 96        **98-102 LINACRE ROAD, LITHERLAND, LIVERPOOL**  
This property has been withdrawn prior to auction.
- 97        **CRICCIETH RAILWAY STATION, STATION SQUARE,  
CRICCIETH, GWYNEDD**  
Please note the guide price has been reduced to £175,000 plus.

- 98        **106 COUNTY ROAD, WALTON, LIVERPOOL**  
This property has been sold prior.
- 99        **22 EARLE ROAD, LIVERPOOL**  
This property has been sold prior.
- 100       **58 KNOCLAID ROAD, LIVERPOOL**  
The guide price has been increased to £65,000 plus
- 104       **77-79 CLAREMONT ROAD, SEAFORTH, LIVERPOOL**  
completion is 15 business days after exchange
- 106       **FLAT 1 AYLESBURY HOUSE, 9 THE FIELDINGS,  
LIVERPOOL**  
This property has been postponed to the July auction.
- 107       **78 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**  
This property has been postponed until the July auction. If you are  
interested please speak to a member of staff