

AUCTION - 110 - 13 February 2020

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
8	<b>77 GOODISON ROAD, LIVERPOOL</b> This property has been sold prior to auction.
11	<b>2 KINGSLEY ROAD/240 POULTON ROAD, WALLASEY, MERSEYSIDE</b> This lot has sold prior to auction.
12	<b>110 FIELDTON ROAD, LIVERPOOL</b> Please note the buyer will not be liable to reimburse the seller for any rent arrears.
15	<b>149 PICTON ROAD, WAVERTREE, LIVERPOOL</b> This property has been postponed from the February auction however is still available for sale. If you are interested please speak directly to the auctions team.
16	<b>HORSESHOE COTTAGE, CALCEBY CORNER, ALFORD, LINCOLNSHIRE</b> This property has been sold prior.
18	<b>BASEMENT FLAT, SUNDENE LODGE, THE ESPLANADE, WATERLOO, LIVERPOOL</b> We are advised by the vendor that permission has been refused by the Freeholders, and any potential purchasers should make their own enquiries going forward.
19	<b>9 MILVAIN DRIVE, WARRINGTON</b> This property has been sold prior.
21	<b>11 MOOR COURT, LIVERPOOL</b> This property has sold prior to auction.
23	<b>31/33 TYNWALD HILL, TUEBROOK, LIVERPOOL</b> This property has been sold prior to auction.
25	<b>41A CROXTETH HALL LANE, CROXTETH, LIVERPOOL</b>  This lot has sold prior to auction.
27	<b>78 MAX ROAD, LIVERPOOL,</b> This property has been sold prior.

- 28        **66 KNOCLAID ROAD, LIVERPOOL**  
The property has received a HMO selective license, details can be found in the legal pack.
- 29        **9 BALDWIN STREET, ST. HELENS, MERSEYSIDE**  
The guide price has been reduced to £70,000 plus
- 32        **107 ROXBURGH STREET, LIVERPOOL**  
This property has been sold prior.
- 34        **29 VICTORIA ROAD, BAGILLT, CLWYD**  
This lot has been sold prior.
- 35        **86 PRESCOT ROAD, FAIRFIELD, LIVERPOOL**  
The vendor has advised that the flat will be vacant upon sale.
- 39        **21-23 CHESTER STREET, FLINT, CLWYD**  
This property has been withdrawn from the Feb auction.
- 40        **204A CHURCH STREET, ECCLES, MANCHESTER**  
The guide price has been reduced to £75,000 plus.
- 42        **48 CARDIGAN STREET, LIVERPOOL**  
The guide price has been changed to £80,000 plus
- 43        **32 BURNAND STREET, LIVERPOOL**  
This lot has been postponed.
- 46        **4 MALCOLM GROVE, LIVERPOOL**  
This lot has sold prior to auction
- 47        **LAND AT PANT HILL, RHOSLLANERCHRUGOG,  
WREXHAM, CLWYD**  
There are two plots of land, not three as stated in the brochure.  
Please refer to the title plans in the legal pack.
- 48        **19 DUMBARTON STREET, LIVERPOOL**  
This property has been sold prior.
- 50        **9 ELSTEAD ROAD, WALTON, LIVERPOOL**  
This property has been sold prior.
- 51        **APT 32, BEECH RISE, ROUGHWOOD DRIVE, LIVERPOOL**  
  
This lot has been sold prior.
- 52        **76 HOLT ROAD, LIVERPOOL**

This property has been postponed from the auction however is still available for sale. If you are interested please contact a member of the Sutton Kersh direct.

53 **30/30A LAWRENCE ROAD, LIVERPOOL**

This lot has been postponed and will be entered into our auction on the 2nd April.

57 **58 MOSS LANE, ORRELL PARK, LIVERPOOL**

This property has been withdrawn prior. Please speak to a member of staff if you are interested.

61 **70 KING STREET, SOUTHPORT, MERSEYSIDE**

This property has been sold prior.

63 **39 PRIORY ROAD, LIVERPOOL**

The first floor flat has been sold off on a Freehold title and not long Leasehold as stated within the brochure.

The rear garden is NOT included within the sale as stated in the brochure.

70 **78 WOODSOME PARK, WOOLTON, LIVERPOOL**

This property has been sold prior.

72 **31 ESMOND STREET, LIVERPOOL**

This lot has been postponed and awaiting the legal pack. It will be reoffered in April Auction.

74 **7C GAINSBOROUGH ROAD, LIVERPOOL**

This property has sold prior to auction.

75 **137 JEFFEREYS CRESCENT, LIVERPOOL**

Please note the correct postcode is L36 4JS and not as stated in the brochure.

80 **13 CATHEDRAL ROAD, LIVERPOOL**

This lot has been sold prior.

81 **3 ADELAIDE ROAD, KENSINGTON, LIVERPOOL**

This property has been sold prior.

84 **6 FLETSAND ROAD, WILMSLOW, CHESHIRE**

This property has been postponed from the February auction. If you are interested please speak to a member of staff.

85 **FLAT 3, 128 MOSCOW DRIVE, LIVERPOOL**

Please note this property is now vacant.

- 86        **FLAT 1, 1 ILFORD AVENUE, LIVERPOOL**  
This lot has been postponed.
- 88        **23 SIXTH AVENUE, FAZAKERLEY, LIVERPOOL**  
Please note the buyer will not be liable to reimburse the seller for any rent arrears.
- 89        **20 STATION ROAD, ASPATRIA, WIGTON, CUMBRIA**  
This property has been sold prior.
- 90        **49 ACRESGATE COURT, GATEACRE, LIVERPOOL**  
Please note the buyer will not be liable to reimburse the seller for any rent arrears.
- 98        **84 LONGFELLOW STREET, LIVERPOOL**  
The rental income is £6,000 per annum and not £4,800 as stated in the brochure.  
The guide price has been increased to £40,000 plus
- 100       **13 WEST ALBERT ROAD, SEFTON PARK, LIVERPOOL**  
Please note this property has been withdrawn from auction.
- 101       **35 SANDWAY CRESCENT, LIVERPOOL**  
The rental income is £6,760.00 per annum.
- 102       **40 ORWELL ROAD, LIVERPOOL**  
The bathroom and WC are separate and not as stated in the brochure.