

AUCTION - 111 - 02 April 2020

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	<b>57 STEVENSON STREET, LIVERPOOL</b> This property has been sold prior to auction.
3	<b>7 STANLEY ROAD, ELLESMERE PORT</b> The seller will allow up to 8 weeks for completion should the buyer require it.
5	<b>3 OVERBURY STREET, EDGE HILL, LIVERPOOL</b> The guide price has been reduced to £200,000 plus
6	<b>APT 34 SHARPLES CRESCENT, LIVERPOOL</b> The guide price has been reduced to £50,000 plus.
7	<b>UNIT 30 PARLIAMENT PLACE, 246 UPPER PARLIAMENT STREET, LIVERPOOL</b> The guide has been amended to £35,000 plus
9	<b>2 BELLMORE STREET, GARSTON, LIVERPOOL</b> This property has been sold prior.
12	<b>75 FIELDTON ROAD, LIVERPOOL</b> This property has been sold prior.
13	<b>15 VIRGINIA STREET, SOUTHPORT, MERSEYSIDE</b> This Property has been sold prior. The seller will allow up to 8 weeks for completion should the buyer require it. The guide price has been amended to £80,000 plus
14	<b>24 WADEBRIDGE ROAD, LIVERPOOL</b> The guide price has been reduced to £70,000
15	<b>41 BALA STREET, LIVERPOOL</b> This property has been sold prior to auction.
18	<b>11 WHITBY ROAD, ELLESMERE PORT</b> This property has been postponed but it is for sale and if you are interested please speak to Cathy Holt.

- 19        **FLAT 11 RAWSON BUILDINGS, 4 RAWSON ROAD,  
BRADFORD,**  
Please note completion shall be 14 days from exchange of contracts.
- 20        **25 RAMSEY AVENUE, BLACKPOOL**  
This property has sold prior to auction
- 22        **59 RUSKIN STREET, LIVERPOOL**  
Please note this property has been postponed from the April auction  
and will be offered for sale at a future date.
- 24        **43 LINDALE ROAD, LIVERPOOL**  
This lot has been postponed and will be offered in our May auction.
- 26        **171 PARK ROAD, TOXTETH, LIVERPOOL**  
This property has sold prior to auction.
- 30        **8 MURIEL STREET, LIVERPOOL**  
This property has been postponed from auction and will be offered  
for sale at a future date.
- 32        **APT 1, 1 BEACH LAWN, LIVERPOOL**  
This property has been postponed from the April auction but remains  
available for sale. Please speak to a member of the team on 0151 207  
6315 if you are interested
- 33        **53A & 53B TOWNSEND LANE, ANFIELD, LIVERPOOL**  
This lot has been postponed and will be offered in our May auction.
- 34        **37 CURATE ROAD, LIVERPOOL**  
The guide price has changed to £70,000
- 37        **8 LILY ROAD, LITHERLAND, LIVERPOOL**  
This lot has been sold prior.
- 38        **16 CHELSEA ROAD, LITHERLAND, LIVERPOOL**  
This lot has sold prior to auction.
- 42        **133 GORSEY LANE, FORD, LIVERPOOL**  
This property has sold prior
- 45        **59 TOWNSEND LANE, ANFIELD, LIVERPOOL**

This lot has been postponed and will be offered in our May auction.

46 **4 GUERNSEY ROAD, TUEBROOK, LIVERPOOL**

The property has been postponed.

47 **33 CROSBY ROAD SOUTH, LIVERPOOL**

Please contact [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) for all internal pictures.

48 **67 WEBSTER ROAD, LIVERPOOL**

This property has been sold prior.

49 **401/401A WALTON BRECK ROAD, LIVERPOOL**

This property has been postponed. It is for sale and if you are interested please speak to Cathy Holt.

53 **20 DALLAS GROVE, LIVERPOOL**

The guide price has been reduced to £41,000 plus

54 **4 CHAPEL ROAD, ANFIELD, LIVERPOOL**

The guide price has been reduced to £45,000 plus

55 **116 PENNY LANE, ALLERTON, LIVERPOOL**

This property has been sold prior.

56 **BANKS ROAD METHODIST CHURCH, PRIORY STREET,  
LIVERPOOL**

This property has been postponed.

57 **62 BALA STREET, LIVERPOOL**

This property has been sold prior.

59 **8 BOTANIC PLACE, LIVERPOOL**

The guide price has been changed to £72,000 plus

60 **96 GIDLOW ROAD, OLD SWAN, LIVERPOOL**

The guide price has been increased to £95,000 plus

61 **49 ACRESGATE COURT, GATEACRE, LIVERPOOL**

Please note the buyer will not be liable to reimburse the seller for any rent arrears.

62 **222 MUIRHEAD AVENUE EAST, LIVERPOOL**

Please note completion will be 3 months from the date of exchange.

- 63        **318 ELEPHANT LANE, ST. HELENS, MERSEYSIDE**  
The property has been postponed to the May auction.
- 64        **475/475A WEST DERBY ROAD, LIVERPOOL**  
The guide price has been reduced to £70,000 plus
- 65        **3 WITHNELL ROAD, BROADGREEN, LIVERPOOL**  
The guide price has changed to £100,000 plus
- 66        **126 LONGDOWN ROAD, LIVERPOOL**  
The guide price has been reduced to £70,000
- 67        **10 CORINTHIAN AVENUE, LIVERPOOL**  
We are advised by the vendor that the property will now be sold with vacant possession.
- 70        **232 EAST PRESCOT ROAD, LIVERPOOL**  
This property is no longer postponed and is to be offered by auction on 2nd April
- 71        **22 SOUTHGATE ROAD, OLD SWAN, LIVERPOOL**  
This lot has sold prior.
- 72        **71 HAHNEMANN ROAD, LIVERPOOL**  
This property has been sold prior.
- 74        **26 SILVERDALE AVENUE, TUEBROOK, LIVERPOOL**  
This property has been sold prior to auction.
- 75        **FLAT 2, 11 HAWARDEN AVENUE, LIVERPOOL**  
The guide price has been reduced to £40,000 plus
- 79        **102 BENEDICT STREET, BOOTLE, MERSEYSIDE**  
This property has been sold prior.
- 80        **2 RIDLEY ROAD, LIVERPOOL**  
The guide price has been changed to £75,000 plus
- 85        **1-3 NORMANTON AVENUE, LIVERPOOL**  
This property has been sold prior.
- 86        **9 NORMANTON AVENUE, LIVERPOOL**  
This property has been sold prior.
- 88        **175/175A COUNTY ROAD, WALTON, LIVERPOOL**

Please contact [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) for more internal pictures.

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**41 CLAPHAM ROAD, LIVERPOOL**

Please note the guide price has been changed to £76,000 plus.