

AUCTION - 126 - 26 May 2022

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
4	47 TOWNSEND LANE/2 CHAPEL ROAD, ANFIELD, LIVERPOOL This lot has sold prior to auction.
5	67 GRAY STREET, BOOTLE, MERSEYSIDE This property has been sold prior.
6	145 WALTON VILLAGE, LIVERPOOL This property has been postponed.
11	42-44 RICE LANE, LIVERPOOL This property has been postponed, however it is for sale and we are taking offers.
13	403/403A CONVAMORE ROAD, GRIMSBY, SOUTH HUMBERSIDE Please note the guide price has been reduced to £55,000 plus.
14	LAND ADJACENT TO 61 HAREBELL STREET, LIVERPOOL THIS PROPERTY HAS NOW SOLD PRIOR
15	52 PICKWICK STREET, LIVERPOOL The guide price has been changed to £110,000 plus.
16	52 GORDON DRIVE, KNOTTY ASH, LIVERPOOL This lot has Sold Prior.
20	83 NORTON STREET, BOOTLE, MERSEYSIDE THIS PROPERTY HAS NOW SOLD PRIOR
22	14 CROFT END, ST. HELENS, MERSEYSIDE This lot has sold prior to auction.
24	85A COG LANE, BURNLEY, LANCASHIRE We are advised there is a cellar below with potential to use as another room

- 25 **9 WOOLTON ROAD, GARSTON, LIVERPOOL**
Please note the guide price has been reduced to £230,000 plus
- 28 **APARTMENT 1308, PARK CENTRAL, 11 JESSE HARTLEY WAY.**
This property has been sold prior
- 33 **4 NEWCOMBE STREET, LIVERPOOL**
This property has been sold prior.
- 34 **170 HEREFORD DRIVE, BOOTLE, MERSEYSIDE**
THIS PROPERTY HAS NOW SOLD PRIOR
- 38 **6 APRIL GROVE, LIVERPOOL**
This lot has sold prior to auction.
- 41 **69-71 STAFFORD STREET, STOKE-ON-TRENT**
The guide price has been changed to £270,000 plus
- 44 **FLATS 1 AND 2, 38 KREMLIN DRIVE, LIVERPOOL**
The guide price has been reduced to £90,000
- 46 **UNIT 70, ARTESIAN STUDIOS, JAMAICA STREET, LIVERPOOL**
Please note the tenant is due to move out at the end of June.
- 47 **1 CAMBRIDGE ROAD, BAMBER BRIDGE, PRESTON**
Please note the guide price has been amended to £85,000 plus
- 51 **373 WEST END ROAD, HAYDOCK, ST. HELENS, MERSEYSIDE**
Please note that room 1 is now let producing £4,500 per annum bringing the total current income to £8,100 per annum. The vendor advises us that the HMO licence has expired and the council have advised it only needs to be renewed when the property is due to be at full occupancy.
- 56 **169 & 169A WESTMINSTER ROAD, LIVERPOOL**
This property has been sold prior.
- 61 **66 WINDSOR ROAD, TUEBROOK, LIVERPOOL**
The property has been postponed until the July auction
- 64 **89 WINDSOR ROAD, TUEBROOK, LIVERPOOL**

This property has been sold prior

68 **17 JAMIESON ROAD, WAVERTREE, LIVERPOOL**

This property has Sold Prior.

70 **321 CITY QUAY, ELLERMAN ROAD, LIVERPOOL**

Please note the guide price has been reduced to £75,000 plus.

72 **FLAT 70, COOPERS COURT, CHURCH ROAD, LONDON**

Please note the guide price has been reduced to £260,000 plus.

74 **9 PRIMROSE COURT, HUYTON, LIVERPOOL**

THIS PROPERTY HAS BEEN POSTPONED

75 **73 EATON ROAD NORTH, WEST DERBY, LIVERPOOL**

This property has been sold prior.

78 **LODGE 28, WHITSAND BAY HOLIDAY PARK,
MILLBROOK, CORNWALL**

This Lot has been postponed.

79 **34 - 35 NANCHERROW TERRACE, ST. JUST, PENZANCE,
CORNWALL**

THIS PROPERTY HAS NOW SOLD PRIOR

81 **17 MERLIN HAVEN, WOTTON-UNDER-EDGE,
GLOUCESTERSHIRE**

This lot has been postponed.

82 **15 COINAGEHALL STREET, HELSTON, CORNWALL**

Please note this property has been withdrawn.

86 **23 MARLBOROUGH STREET, PLYMOUTH**

Flat 4 - EPC Rating - E

89 **FORMER PUBLIC CONVENIENCES, CALLINGTON ROAD,
SALTASH, CORNWALL**

THIS PROPERTY HAS NOW SOLD PRIOR

90 **3 CHILECITO VILLAS, FORE STREET, LELANT, ST. IVES,
CORNWALL**

Energy Efficiency Rating - E

- 91 **123 KINGSHEATH AVENUE, LIVERPOOL**
Please note this property has sold prior to auction.
- 92 **545 SOUTHPORT ROAD, BOOTLE, MERSEYSIDE**
This property has Sold Prior.

Please note the guide price has been amended to £100,000 plus
- 93 **34 ANDREW STREET, LIVERPOOL**
This Lot has Sold Prior to auction.
- 94 **7 CHANNELL ROAD, FAIRFIELD, LIVERPOOL**
This property has been sold prior.
- 95 **30 HOLBECK STREET, LIVERPOOL**
This property has now Sold Prior to auction.
- 96 **82 HANDFIELD STREET, LIVERPOOL**
This property has been sold prior.
- 97 **16 SEAFORE CLOSE, LIVERPOOL**
This property has been sold prior
- 98 **62 RYDAL STREET, LIVERPOOL**
This lot has sold prior to auction.
- 101 **32 MANSELL ROAD, LIVERPOOL**
This property has been sold prior
- 105 **30 EUSTON STREET, LIVERPOOL**
This lot has been postponed from auction.
- 106 **213 QUEENS DRIVE, WALTON, LIVERPOOL**
This property has been sold prior.
- 108 **13 BEECH STREET, LIVERPOOL**
This property has been sold prior.
- 109 **70 NORMANDY WAY, PLYMOUTH**
This lot has Sold Prior
- 110 **17 POULEVARA HOUSE, WEST OAKHILL PARK,
LIVERPOOL**
This property has been sold prior.