

AUCTION - 138 - 15 February 2024

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	55 SUNNINGDALE ROAD, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR
2	12 SANDIWAYS AVENUE, MERSEYSIDE This lot has Sold Prior.
3	266 WALTON ROAD, LIVERPOOL This lot has sold prior to auction.
6	FLAT 22 CATHERINE HOUSE, UPPER PARLIAMENT STREET, LIVERPOOL Please note this property has been postponed until the 4th April auction
7	84 FOLLY LANE, WARRINGTON Please note the date of completion shall be 25 March 2024 and the guide price has been amended to £90,000 plus.
10	66 HOLLINS GROVE STREET, DARWEN, LANCASHIRE THIS PROPERTY HAS SOLD PRIOR This property is now being sold with vacant possession.
12	23 CROXTETH ROAD, BOOTLE, MERSEYSIDE Please note the postcode is L20 5EA
13	10 BELMONT ROAD, WIDNES, CHESHIRE Please note the guide price has been amended to £152,000 plus
16	APARTMENT 5, 21 JAMAICA STREET, LIVERPOOL Please note this property has been postponed from auction
17	APARTMENT 9, 55 SANDOWN ROAD, WAVERTREE, LIVERPOOL This lot has Sold Prior.
21	88 BEAUMONT STREET, LIVERPOOL Please note the guide price has been amended to £100,000 plus

- 22 **49 SEAFORTH ROAD, LIVERPOOL**
This property has sold prior
- 23 **22 LIVERSIDGE ROAD, BIRKENHEAD, MERSEYSIDE**
Please note the guide price has been amended to £85,000 plus
- 24 **24 EARP STREET, LIVERPOOL**
There is no central heating inside the property. Please note the guide price has been amended to £75,000 plus.
- 26 **106 HIGH STREET, WAVERTREE, LIVERPOOL**
This lot has sold prior to auction.
- 27 **77 CALDY ROAD, LIVERPOOL**
Please note the rental income is now £13,320 per annum - please refer to the tenancy agreements in the legal pack.
- 30 **16 HESWALL ROAD, LIVERPOOL**
The rental income is £11,760 per annum, not as printed in the brochure.
- 31 **24 ESHER CLOSE, WIRRAL, MERSEYSIDE**
THIS PROPERTY HAS SOLD PRIOR
- 33 **4 PYM STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 36 **FLATS 1 & 2, 369 WESTMINSTER ROAD, LIVERPOOL**
Please note the annual rental income for this property is £13,500 - not as stated in the catalogue.
- 39 **APT 34 BYLES STREET, LIVERPOOL**
this lot has been postponed
- 41 **APT 36 BYLES STREET, LIVERPOOL**
This lot has been postponed
- 44 **8 LYNMOUTH ROAD, AIGBURTH, LIVERPOOL**
This lot has sold prior to auction.
- 45 **38 OAKLANDS DRIVE, CARLISLE**
Please note the guide price has been reduced to £50,000 plus
- 47 **3 PERCY ROAD, CARLISLE**

Please note this property has sold prior to auction

48 **41 UPLANDS ROAD, LEICESTER**

This property has sold prior to auction.

49 **34 CHURCH STREET, LEIGH, LANCASHIRE**

This property has been sold prior to auction.

51 **342 BINNS ROAD & 48 HANKINSON STREET , LIVERPOOL**

Please note that further rooms are now tenanted, please review the sales particulars for a breakdown in the rent. The new total rental income is now £47,340.

52 **78 NORRIS STREET, WARRINGTON**

THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION

53 **20 BETA CLOSE, WIRRAL, MERSEYSIDE**

Please note the guide price has been reduced to £90,000 plus

54 **31 HESKIN WALK, LIVERPOOL**

Please note the guide price has been reduce to £90,000 plus.

55 **2A/2B LONG LANE, WALTON, LIVERPOOL**

This lot has SOLD PRIOR.

57 **358 WEST DERBY ROAD, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION

58 **FLAT 45, 188 LORD STREET, SOUTHPORT, MERSEYSIDE**

The guide price has been reduced to £75,000 plus

61 **4 MARDALE LAWN, NETHERLEY, LIVERPOOL**

This lot has sold prior to auction.

62 **22 ADELAIDE ROAD, KENSINGTON, LIVERPOOL**

Please note the vendor has advised that there has not been any new tenants signed up for the next academic year.

The guide price has been amended to £180,000 plus

63 **32 HARTINGTON ROAD, WEST DERBY, LIVERPOOL**

Please note the annual rental income for this property is £27,480 including bills.

- 65 **28 MUSPRATT ROAD, SEAFORTH, LIVERPOOL**
This lot has SOLD PRIOR.
- 66 **31 RAWCLIFFE ROAD, LIVERPOOL**
Please note the guide price has changed to £125,000 +
- 67 **FLATS AT 300 OLD CHESTER ROAD, BIRKENHEAD,
MERSEYSIDE**
The guide price has been amended to £200,000-250,000
- 68 **75 ECCLESTON STREET, PRESCOT, MERSEYSIDE**
The tenant in the shop has expressed interest to renew the lease for a further 5 years with the purchaser.
- 69 **1 HOUGOUMONT GROVE, LIVERPOOL**
the property has been postponed
- 70 **71 WESTMINSTER DRIVE, LEIGH, LANCASHIRE**
Please note this property has 2 bedrooms, not 3 as stated in the catalogue.
- 71 **7 DUKE STREET, PLATT BRIDGE, WIGAN, LANCASHIRE**

This property has sold prior to auction.
- 72 **12 WEMSLEY GROVE, BOLTON**
Please note this property has sold prior to auction.
- 74 **7 MANVERS ROAD, CHILDWALL, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 81 **20 FOUR ACRE DRIVE, LIVERPOOL**
The guide price has been increased to £75,000 plus
- 82 **1 GEORGIAN CLOSE, LIVERPOOL**
This lot has been postponed from auction.
- 84 **9 THE HOLLIES, WOOLTON, LIVERPOOL**
This lot has sold prior to auction.
- 86 **84 MAX ROAD, LIVERPOOL**
The description has been amended to read: A vacant three bedroomed middle town house benefiting from majority double glazing, front and rear gardens and a driveway.

- 87 **21 WELLFIELD ROAD, LIVERPOOL**
This property has been postponed until april
- 89 **26 CHERRY VALE, GATEACRE, LIVERPOOL**
This lot has Sold Prior.
- 91 **13 PERRY STREET, DARWEN, LANCASHIRE**
Please note this property is now tenanted producing a rental income of
£6,600 per annum.
- 93 **16 HALSBURY ROAD, KENSINGTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION
- 94 **19 WILLASTON ROAD, LIVERPOOL**
This lot has SOLD PRIOR.
- 96 **5 BALDWIN AVENUE, CHILDWALL, LIVERPOOL**
Please note this property has been postponed from auction.
- 97 **7 MOLINEUX AVENUE, LIVERPOOL**
Please note the guide price has been amended to £160,000 plus
- 98 **57A NEW LANE, SOUTHPORT, MERSEYSIDE**
This property has been postponed - if you are interested please speak
to a member of staff
- 99 **LURGABOY, PRESCOT ROAD, MELLING, LIVERPOOL**
This lot has sold prior to auction.
- 100 **FLAT 91 CENTRAL GARDENS, BENSON STREET,
LIVERPOOL**
Please note this property has been postponed from auction.
- 101 **FLAT 149 CENTRAL GARDENS, BENSON STREET,
LIVERPOOL**
Please note this property has been postponed from the auction.
- 102 **FLAT 4 HOLLYOAK HALL, 1A BLENHEIM ROAD,
LIVERPOOL**
This lot has been withdrawn.
- 104 **24 OCEAN ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR

- 105 **103 SEAFORTH ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 107 **APT 23 COLEMANS BUILDING, 37 PARK ROAD, TOXTETH,
LIVERPOOL**
Please note the annual rental income for this property is £7,800 - not
as stated in the catalogue.
- 108 **FLAT 6, 24 LINNET LANE, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 110 **3 UPTON ROAD, TORQUAY**
THIS PROPERTY HAS SOLD PRIOR
- 111 **25 CURLEDGE STREET, PAIGNTON, DEVON**
This property has sold prior to auction.
- 114 **FLAT 4, 27 THURLOW ROAD, TORQUAY**
We have been advised by the solicitors acting that the property has the
benefit of a 125 year lease, dating from 2nd March 1990 and there are
90 years remaining on the lease.
- 116 **6 WOOD PARK, PLYMOUTH**
This property has been withdrawn
- 118 **49 TREVITHICK ROAD, POOL, REDRUTH, CORNWALL**

ECP Rating - F
- 119 **18 ST. EFRIDES ROAD, TORQUAY**
This property has been withdrawn.

EPC Ratings:
Ground Floor Flat: C
First Floor Flat: C
- 120 **LANVEAN, WEST LOOE HILL, LOOE, CORNWALL**
THIS PROPERTY HAS SOLD PRIOR

There are two parking spaces on The Downs and no parking space on
West Looe Hill.
- 121 **10 FLAMANK PARK, BODMIN, CORNWALL**
The guide price has been reduced to £125,000+
EPC Rating - C

- 122 **3 CARPALLA TERRACE, FOXHOLE, ST. AUSTELL, CORNWALL**
This property has sold prior to auction.
- 123 **23A HIGH STREET, BUDLEIGH SALTERTON, DEVON**
We have been advised that UCMG Holdings Ltd have agreed to waive the lease clause regarding the property needing to be used as a primary residence only. They have confirmed that the property may be used as a full time residence, an investment AST lettings property, a second home and as a holiday let/Airbnb.
- 125 **SANDPIPER, 28 YOUNGS PARK ROAD, PAIGNTON, DEVON**

This property has sold prior to auction.
- 127 **2 CHURCH COTTAGES, YEALMPTON, PLYMOUTH**
THIS PROPERTY HAS SOLD PRIOR TO THE AUCTION

EPC Rating - E
- 128 **88 DRUMP ROAD, REDRUTH, CORNWALL**
Postponed until the 4th April auction.
- 129 **3 ELDON ROAD, BIRKENHEAD, MERSEYSIDE**
THIS LOT HAS SOLD PRIOR
- 130 **139 INCE AVENUE, ANFIELD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 131 **37 DUDLEY ROAD, ALLERTON, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 132 **16 RIDLEY ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 133 **26 OLNEY STREET, LIVERPOOL**
This property has sold prior to auction.
- 134 **39 BURNSIDE CRESCENT, MIDDLETON, MANCHESTER**

This property has sold prior to auction.
- 136 **9 RATHBONE ROAD, WAVERTREE, LIVERPOOL**
Please note the property has sold prior to auction.