

AUCTION - 99 - 19 July 2018

ADDENDUM REPORT Updated at 9.30am 19-07-2018

<u>Lot</u>	<u>Addendum</u>
7	7 FREDERICK GROVE, WAVETREE, LIVERPOOL This property has been withdrawn from auction.
9	22 RONALDSWAY CLOSE, BACUP, LANCASHIRE Please note the guide price has been reduced to £112,500 plus.
17	GROUND RENTS 93A, 95B, 97A AND 97C EASTBANK STREET, SOUTHPORT, This property has sold prior.
21	166 STAFFORD ROAD, WOLVERHAMPTON This property has sold prior.
22	BEACH HUT 2, PORTH MAWR, MAIN BEACH, ABERSOCH, PWLLHELI, GWYNEDD The guide price has been reduced to £100,000
23	27 HINTON STREET, KENSINGTON, LIVERPOOL The correct address is 27 Hinton Street, Kensington, L6 3AP and not as stated in the catalogue.
28	39 LIBERTAS STUDIOS, 48 ST. JAMES STREET, LIVERPOOL Please note the guide price has been reduced to £50,000 plus.
30	204 PRINCESS DRIVE, WEST DERBY, LIVERPOOL The guide price is now £60,000 plus
35	FLAT 5, 158 EARLE ROAD, LIVERPOOL The guide price has been reduced to £27,000+*
37	141 DINGLE LANE, WINSFORD, CHESHIRE This property has sold prior.
41	FLAT 6, 80 DARBY ROAD, LIVERPOOL This Property has Sold Prior.
44	1 ROSALIND WAY, LIVERPOOL The guide price has been reduced to £27,000 plus
46	FLAT 6, BEECH RISE, ROUGHWOOD DRIVE, LIVERPOOL

The guide price has been reduced to £27,500+*

52 **34 GARNETT AVENUE, LIVERPOOL**

This property has been sold prior.

57 **11 PROSPECT COURT, LIVERPOOL**

The guide price has been reduced to £43,000 plus.

58 **UNIT 30, BRIDGEWATER BUILDING, WATKINSON STREET, LIVERPOOL**

Please note the guide price has been amended to £55,000 plus.

60 **26 CONINGSBY ROAD, LIVERPOOL**

The guide price has been increased to £85,000 plus

65 **100 GRAVELLY HILL, BIRMINGHAM**

This lot has sold prior to Auction

72 **FLATS 1 & 2, 39 HOPE STREET, WEST BROMWICH, WEST MIDLANDS**

This property has been sold prior to auction.

75 **27A EGREMONT PROMENADE, WALLASEY, MERSEYSIDE**

The communal garden is just to the rear. Not the front.

77 **65 WAPSHARE ROAD, LIVERPOOL**

This property has been sold prior.

80 **24 LORNE STREET, FAIRFIELD, LIVERPOOL**

This lot has been sold prior

82 **59 WINDSOR ROAD, TUEBROOK, LIVERPOOL**

The guide price has been reduced to £45,000+*

84 **53 KREMLIN DRIVE, LIVERPOOL**

The property has been postponed from auction, however it is for sale and if you are interested please speak to Cathy Holt.

85 **271 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**

Please note that both the shop and flat are now vacant.

86 **THE ELMS, NEW ROAD, BRYNTEG, WREXHAM, CLWYD**

Please note the guide price has been reduced to £115,000 plus

87 **LAND AT SINGLETON AVENUE, BIRKENHEAD, MERSEYSIDE**

This lot has been withdrawn prior.

- 88 **14 BUTTERCUP WAY, LIVERPOOL**
The guide price has been reduced to £79,000 plus
- 91 **48 ANTONIO STREET, BOOTLE, MERSEYSIDE**
The vendor has advised that the property benefits from new plastering, new windows and doors, new concrete floor in lounge, partial re-wire, and has been damp proofed and partly decorated.
- 92 **60 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**
The guide price has changed to £55,000
- 93 **47 PHETHEAN STREET, FARNWORTH, BOLTON**
This lot has sold prior to auction.
- 95 **47 IVY STREET, RUNCORN, CHESHIRE**
A Statement of Works has been provided and uploaded with the legal documents.
- 99 **23 PILKINGTON ROAD, SOUTHPORT, MERSEYSIDE**
This lot has sold prior to auction.
- 100 **64 KIRK ROAD, LITHERLAND, LIVERPOOL**
This property has sold prior.
- 102 **5 ALBERT STREET, LEESWOOD, MOLD, CLWYD**
The guide price has been reduced to £65,000 plus.
- 105 **44 SHELLEY STREET, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- 106 **14 WAKEFIELD GROVE, WATER ORTON, BIRMINGHAM**

This property has sold prior.
- 107 **FLATS A & B, 59 LODGE ROAD, WEST BROMWICH, WEST
MIDLANDS**
This property has been sold prior to auction.
- 108 **30 LYNWOOD AVENUE, AUGHTON, ORMSKIRK,
LANCASHIRE**
This property has been sold prior.
- 109 **78 ST. MARYS ROAD, GARSTON, LIVERPOOL**
This property has been sold prior.
- 111 **4 DUGDALE ROAD, BURNLEY, LANCASHIRE**

Please note this property has been postponed from the 19th July auction. It remains fully available for sale and if you are interested please contact the auctions team.

112 **77 WILBURN STREET, LIVERPOOL**

This property has sold prior.

113 **32 CANON ROAD, LIVERPOOL**

This property has been sold prior.

114 **48 GOODMAN WAY, COVENTRY**

The property has been withdrawn prior to auction.

120 **23 MORECAMBE STREET, LIVERPOOL**

This lot has been sold prior.

124 **FLAT 139 QUEENSLAND PLACE, 15-17 CHATHAM PLACE, LIVERPOOL**

The guide price has been reduced to £55,000 plus.

130 **THE WEIGHING MACHINE, 7 WAVERTREE ROAD, LIVERPOOL**

Please note that the correct address for the property is 7 Wavertree Road and not 7/9 as stated in our brochure.

We have been advised that VAT is applicable.

131 **60, 60A & 60B MOSS LANE, ORRELL PARK, LIVERPOOL**

The property has a potential rental income of £19,980 per annum. The two bed flat currently let at £399 has previously been let at £495. The one bed flat currently let at £350 has previously been let at £395. The shop currently let at £350 has previously been let at £400. The property is fully let producing £13,200.00 per annum, with potential of £15,480 on rent review. The communal staircase has been extended to provide access to the loftspace. Architectural drawings have been produced to create a further one bedroomed flat in the loft, subject to planning the flat could produce £4,500.00 pa, which would take the potential rental income to £19,980.00 per annum.

The guide price has been changed to £120,000 plus

132 **60 MILMAN ROAD, LIVERPOOL**

The postcode for this address is L4 5SJ and not as stated in the brochure.

133 **29 PARTON STREET, LIVERPOOL**

The property is now vacant.

136 **88 BUCKINGHAM ROAD, CHEADLE HULME, CHEADLE,
CHESHIRE**

This lot has sold prior to auction.

137 **28 STATION ROAD, QUEENSFERRY, DEESIDE, CLWYD**

This property has been postponed.

139 **LAND AT ABBEYSTED, SKELMERSDALE, LANCASHIRE**

The property has been withdrawn from auction.

142 **4 WOODBINE STREET, LIVERPOOL**

This property has been sold prior.

143 **1 WESTCOMBE ROAD, LIVERPOOL**

This property has been sold prior.