

AUCTION - 131 - 16 February 2023

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
3	<b>APARTMENT 227, 146 CONWAY STREET, LIVERPOOL</b> This property has been withdrawn from auction but remains available for sale and any interested parties should contact the auctions team.
6	<b>41 HUNTS CROSS AVENUE, LIVERPOOL</b> This property has been sold prior
9	<b>46 COLWELL CLOSE, LIVERPOOL</b> This property has been sold prior
10	<b>55 CRAWFORD AVENUE, MOSSLEY HILL, LIVERPOOL</b>  This lot has sold prior to auction.
12	<b>10 HESKETH ROAD, HALE VILLAGE, LIVERPOOL</b> This property has been postponed.
13	<b>95 SHEIL ROAD, LIVERPOOL</b> Please note the property has 5 bedrooms plus box room and the guide price has been increased to £90,000 +
14	<b>27 ARUNDEL STREET, WALTON, LIVERPOOL</b> Please note the guide price has been reduced to £55,000 plus
15	<b>13 KIDDMAN STREET, LIVERPOOL</b> Please note the guide price has been reduced to £55,000 plus
20	<b>11 GAINSBOROUGH ROAD, LIVERPOOL</b> THIS LOT HAS SOLD PRIOR TO AUCTION.
21	<b>53 MARKET STREET, HOYLAKE, WIRRAL, MERSEYSIDE</b>  This property has Sold Prior.
22	<b>27 NIXON STREET, LIVERPOOL</b> The guide price has been amended to £100,000

- 24        **17 KARONGA ROAD, LIVERPOOL**  
Please note the guide price has been increased to £90,000 +
- 25        **23 PAIGNTON ROAD, CHILDWALL, LIVERPOOL**  
This property has been postponed.
- 26        **159 LOWER LANE, LIVERPOOL**  
This property has sold prior
- 27        **221-223 STANLEY ROAD, KIRKDALE, LIVERPOOL**  
This property has been withdrawn, it is still available If you are  
intersted please speak to a member of staff
- 29        **26 CHERRY VALE, GATEACRE, LIVERPOOL**  
This property has been Postponed.
- 33        **4 KINGSDALE ROAD, ALLERTON, LIVERPOOL**  
This property has been postponed. It will be offered for sale and we  
will be inviting best offers at a later date.
- 37        **23 AUGUST ROAD, LIVERPOOL**  
This property has been sold prior
- 41        **134 RITSON STREET, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR
- 42        **308 LONGMOOR LANE AND 1 TYNVILLE ROAD,  
LIVERPOOL**  
This property has Sold Prior.
- 44        **34 GROSVENOR ROAD, WAVERTREE, LIVERPOOL**  
Please note the guide price has been reduced to £72,000 plus.
- 45        **51 MACDONALD STREET, LIVERPOOL**  
Please note the guide price has been reduced to £55,000 plus.
- 46        **LAND ADJACENT TO 35 HAWESWATER CLOSE,  
LIVERPOOL**  
Please note the guide price has been reduced to £65,000 plus.
- 47        **LAND AT 560 NEW CHESTER ROAD, BIRKENHEAD,  
MERSEYSIDE**  
The title plan in the printed brochure is incorrect - the correct plan is  
included in the legal pack (Title Number CH164).

- 50        **49 HAREBELL STREET, LIVERPOOL**  
This property has been sold prior.
- 51        **16 FROGMORE ROAD, LIVERPOOL**  
This property has Sold Prior.
- 55        **33 FERREY ROAD, LIVERPOOL**  
The property benefits from partial double glazing.
- 56        **96 WILKINSON STREET, WARRINGTON**  
Please note this property has been withdrawn from the auction.
- 59        **23 LAYFORD ROAD, HUYTON, LIVERPOOL**  
We are advised by the vendor that a Section 21 has been served on  
24/1/23 and signed by the tenant.
- 60        **44 CANON ROAD, LIVERPOOL**  
This lot has Sold Prior.
- 61        **16 MACDONALD STREET, LIVERPOOL**  
Please note the guide price has been reduced to £60,000.
- 62        **11 CUPER CRESCENT, HUYTON, LIVERPOOL**  
This property has been sold prior.
- 64        **36 RIDDOCK ROAD, LIVERPOOL**  
This lot has sold prior to auction.
- 67        **9 STEVENSON STREET, LIVERPOOL**  
This lot has sold prior to auction.
- 68        **17 STEVENSON STREET, LIVERPOOL**  
This property has sold prior
- 71        **27 WENDELL STREET, LIVERPOOL**  
This property has sold prior
- 76        **APT 3, 3 ARCHBROOK MEWS, LIVERPOOL**  
This property has been postponed
- 78        **102-104 QUEENS DRIVE, WEST DERBY, LIVERPOOL**  
This lot has sold prior to auction.

- 80        **3 ST. GEORGES GARDENS, ST GEORGES AVENUE,  
BIRKENHEAD, MERSEYSIDE**  
This property has been postponed. It remains available for sale if anyone is interested please speak to Cathy.
- 81        **156 BRIARDALE ROAD, ALLERTON, LIVERPOOL**  
This property has been postponed. It will be offered for sale and we will be inviting best offers at a later date.
- 82        **17 DEWSBURY ROAD, LIVERPOOL**  
This property has been sold prior.
- 83        **2 ST. GEORGES GARDENS, ST GEORGES AVENUE,  
BIRKENHEAD, MERSEYSIDE**  
This property has been postponed. It remains available for sale if anyone is interested please speak to Cathy.
- 86        **1 ST. GEORGES GARDENS, ST GEORGES AVENUE,  
BIRKENHEAD, MERSEYSIDE**  
This property has been postponed. It remains available for sale if anyone is interested please speak to Cathy.
- 90        **12 WORCESTER DRIVE NORTH, LIVERPOOL**  
This property has been postponed.
- 91        **50 GENEVA ROAD, WALLASEY, MERSEYSIDE**  
Please note Sutton Kersh have now carried out an internal inspection and the property comprises:  
Ground Floor - Vestibule, Lounge, Kitchen, Utility room  
First Floor - 2 Bedrooms, Bathroom/WC
- 92        **19 WILLIAM HENRY STREET, LIVERPOOL**  
This property has been withdrawn prior.
- 95        **103 PENNARD AVENUE, LIVERPOOL**  
This property has been withdrawn from auction but remains available for sale and any interested parties should contact the auctions team.
- 96        **482 AIGBURTH ROAD, LIVERPOOL**  
This lot has sold prior to auction
- 100       **97 ULLSWATER STREET, LIVERPOOL**  
This property has been withdrawn.

- 111      **145 ALEXANDRA ROAD, FORD, PLYMOUTH**  
THIS PROPERTY HAS NOW SOLD PRIOR
- 112      **LAND AT SMYTHEN FARM (BOUNTREE),  
BERRYNARBOR, ILFRACOMBE, DEVON**  
THIS PROPERTY HAS NOW SOLD PRIOR TO THE AUCTION
- 113      **TRELEAGUE BARNES, ST. KEVERNE, HELSTON,  
CORNWALL**  
This lot has been sold prior to auction. The correct boundary plan is shown in the legal pack and updated online 4th October 2022.
- 114      **APT 41 DANIEL HOUSE, 31 TRINITY ROAD, LIVERPOOL**  
  
This lot has sold prior to auction.
- 115      **41 BUTTERFIELD STREET, LIVERPOOL**  
This property has been sold prior.
- 116      **118 GLOUCESTER ROAD NORTH, LIVERPOOL**  
This property has sold prior to auction
- 117      **73A STANLEY ROAD, BOOTLE, MERSEYSIDE**  
THIS LOT HAS SOLD PRIOR TO AUCTION
- 118      **11 SUTCLIFFE STREET, LIVERPOOL**  
This property has been sold prior
- 119      **193 HARDSHAW STREET, ST. HELENS, MERSEYSIDE**  
THIS LOT HAS SOLD PRIOR TO AUCTION
- 120      **4 SUNNINGDALE ROAD, LIVERPOOL**  
This lot has Sold Prior.
- 121      **65 ESHER ROAD, LIVERPOOL**  
THIS LOT HAS SOLD PRIOR TO AUCTION.
- 122      **23 TRESAWLS ROAD, TRURO, CORNWALL**  
This property has been withdrawn
- 123      **32 QUARRY PARK ROAD, EXETER**  
This lot has sold prior to auction.

- 128      **259 - 263 COUNTY ROAD, WALTON, LIVERPOOL**  
This property has sold prior
- 129      **307 AIGBURTH ROAD, AIGBURTH VALE, LIVERPOOL**  
This property has been sold prior.
- 131      **12 ISMAY STREET, LIVERPOOL**  
This lot has been postponed to the April auction.
- 133      **15 HEATHER ROAD, YEOVIL, SOMERSET**  
This lot has sold prior
- 134      **19 YORK ROAD, PAIGNTON, DEVON**  
This lot has sold prior to auction.