

AUCTION - 132 - 05 April 2023

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	<b>8 CHESTER ROAD, ANFIELD, LIVERPOOL</b> This lot has Sold Prior.
3	<b>12 ISMAY STREET, LIVERPOOL</b> The guide price has been reduced to £45,000+*
5	<b>27 NIXON STREET, LIVERPOOL</b> The guide price has been amended to £95,000 plus
6	<b>59 SPELLOW LANE, LIVERPOOL</b> This lot has sold prior to auction.
7	<b>36 THORNSIDE WALK, LIVERPOOL</b> Please note the Guide price has been reduced to £37,000
9	<b>159 HEREFORD DRIVE, BOOTLE, MERSEYSIDE</b> THIS PROPERTY HAS SOLD PRIOR
11	<b>LAND AT 85-89 KING STREET, WALLASEY, MERSEYSIDE</b>  This lot has been sold prior to auction.
12	<b>4 MARKET GATE, WARRINGTON</b> This property has been postponed. Please speak to Cathy if you are interested.
13	<b>73 NEVILLE STREET, PLATT BRIDGE, WIGAN, LANCASHIRE</b> This lot has sold prior to auction.
17	<b>FLATS 1 &amp; 2, 546 LIVERPOOL ROAD, PLATT BRIDGE, WIGAN, LANCASHIRE</b> This lot has sold prior to auction.
19	<b>145 WALTHERW LANE, PLATT BRIDGE, WIGAN, LANCASHIRE</b> This lot has sold prior to auction.
20	<b>1 EARNSHAW STREET, BOLTON</b> THIS PROPERTY HAS SOLD PRIOR
21	<b>19 BEECHWOOD STREET, BOLTON</b>

This lot has sold prior to auction.

26        **60 BARNHAM DRIVE, CHILDWALL, LIVERPOOL**  
Please note the guide price has been reduced to £225,000 plus

39        **28 GREY ROAD, LIVERPOOL**  
THIS PROPERTY HAS BEEN WITHDRAWN FROM THE  
AUCTION

40        **13 KIDDMAN STREET, LIVERPOOL**  
Please note the guide price has been reduced to £55,000 plus

43        **91 ELMWOOD ROAD, BARNTON, NORTHWICH,  
CHESHIRE**  
We bring your attention to the special conditions included in the  
contract, clauses 32 to 32.5, specifically in reference to a previous  
leak at the property.

46        **134/136 LINACRE ROAD, LITHERLAND, LIVERPOOL**  
This property has sold prior to auction.

49        **29 VERNON STREET, ST. HELENS, MERSEYSIDE**  
Please note the guide price has been reduced to £45,000 plus

54        **100 LAWRENCE ROAD, LIVERPOOL**  
This property has been postponed.

55        **POD 24, ROOM D CLUSTER 5, QUEENSLAND PLACE, 2  
CHATHAM PLACE**  
Please note the guide price has been reduced to £9,000 plus

57        **2 SAKER STREET, LIVERPOOL**  
The guide price has been reduced to £55,000 plus

61        **FLAT 1, 1 ADELAIDE TERRACE, LIVERPOOL**  
we have been advised by the vendor that a complete overhaul of the  
exterior is planned imminently; the owner will have to contribute  
about £6000 towards the cost of this - further details will be outlined  
in the legal documents as soon as they are received

62        **281 COUNTY ROAD, WALTON, LIVERPOOL**  
This lot has sold prior to auction.

67        **258 WESTMINSTER ROAD, LIVERPOOL**  
The vendor has asked Black Norman Solicitors to apply for the right  
of way at the rear of the property to be extinguished. So the property  
is, subject to Land Registry approving that application, not sold with  
the benefit of the right of way at the rear.

- 68        **20 PLUMER STREET, LIVERPOOL**  
This lot has sold prior to auction.
- 69        **71 NEEDHAM ROAD, LIVERPOOL**  
The guide price has been increased to £190,000 plus
- 70        **11 SUTCLIFFE STREET, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR
- 73        **86 WINDSOR ROAD, TUEBROOK, LIVERPOOL**  
This property has been withdrawn prior to auction.
- 76        **2 MITCHELL AVENUE, BURTONWOOD, WARRINGTON**  
  
This property has sold prior to auction
- 85        **26 CHERRY VALE, GATEACRE, LIVERPOOL**  
COMPLETION ON THIS PROPERTY IS GOING TO BE 42 DAYS  
(6 WEEKS) FROM THE DATE OF EXCHANGE  
  
This property has been withdrawn
- 88        **182 ST. LEVAN ROAD, PLYMOUTH**  
THIS PROPERTY HAS SOLD PRIOR
- 89        **18 TREVERBYN ROAD, TRURO, CORNWALL**  
EPC Rating F
- 91        **23 MARLBOROUGH STREET, PLYMOUTH**  
Please be advised that the current rental status as of the 22nd March  
2023 is as follows:  
Flat 1    Vacant and marketed at £550 per calendar month  
Flat 2    Let and generating £600 per calendar month  
Flat 3    Vacant and marketed at £600 pcm  
Flat 4    Let and generating £425 pcm  
Shop    Let and generating £390 pcm  
Garage   Let and generating £100 pcm
- 92        **ST JOHN AMBULANCE HALL, LOWER BORE STREET,  
BODMIN, CORNWALL**  
This property has been withdrawn.
- 93        **88 CHESTNUT AVENUE, EXETER**  
The guide price has been reduced to £125,000+
- 96        **BOSVIGO STORES, 1A HARRISON TERRACE, TRURO,  
CORNWALL**

This property has sold prior to auction

97        **130 WITHYCOMBE VILLAGE ROAD, EXMOUTH, DEVON**

This property has sold prior to auction.

100       **17A AIGBURTH DRIVE, LIVERPOOL**

Please note this property has sold prior to auction

101       **20 MANSELL ROAD, LIVERPOOL**

This property has sold prior to auction.

102       **545 SOUTHPORT ROAD, BOOTLE, MERSEYSIDE**

THIS LOT HAS SOLD PRIOR TO AUCTION

103       **4 RICHARD KELLY CLOSE, LIVERPOOL**

THIS LOT HAS SOLD PRIOR TO AUCTION.

104       **LAND ON THE CORNER OF ARTHUR ST. AND BECKWITH  
ST, BIRKENHEAD**

THIS LOT HAS SOLD PRIOR

105       **56 SCORTON STREET, LIVERPOOL**

This property has sold prior to auction.

106       **35A RADSTOCK ROAD, LIVERPOOL**

This property has been Withdrawn.

107       **160-162 BRECK ROAD, EVERTON, LIVERPOOL**

This lot has been postponed. If you are intersted please speak to a  
member of the Sutton Kersh staff

109       **68 BADEN ROAD, OLD SWAN, LIVERPOOL**

This property has been postponed until the May auction.