

AUCTION - 145 - 20 February 2025

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
4	66A GRAY STREET, BOOTLE, MERSEYSIDE The guide price has been reduced to £60,000
6	29 RADSTOCK ROAD, LIVERPOOL This property has been withdrawn from auction.
7	250 POULTON ROAD, WALLASEY, MERSEYSIDE Please note the guide price has been reduced to £80,000 plus
8	GARAGE 24 PENRITH ROAD, BASINGSTOKE, HAMPSHIRE This property has been sold prior.
9	1A MOSEDALE ROAD, LIVERPOOL THIS PROPERTY HAS SOLD PRIOR The vendor has advised that the property is a total of £2,700 sq ft.
13	121 BALFOUR ROAD, BOOTLE, MERSEYSIDE This property has sold prior to auction.
15	41 BOROUGH ROAD, ST. HELENS, MERSEYSIDE This property has sold prior
16	17 SANDBECK STREET, LIVERPOOL We are advised the property has recently had a new fuse board fitted and electrical certificate.
17	2 ROSE VILLAS, WAVERTREE, LIVERPOOL This property has been sold prior to auction.
18	8 LUDWIG ROAD, LIVERPOOL This lot has sold prior to auction.
19	LAND AT 12-14 MARLBOROUGH ROAD, TUEBROOK, LIVERPOOL This lot has sold prior to auction.
21	99 INCE AVENUE, ANFIELD, LIVERPOOL

This property has sold prior to auction.

24 **17 FIDLER STREET, ST. HELENS, MERSEYSIDE**

This property has been sold prior to auction.

26 **53 KREMLIN DRIVE, LIVERPOOL**

Please note this property has sold prior to auction.

27 **23/25 ST. AMBROSE GROVE, LIVERPOOL**

This property has been sold prior.

29 **31 ELDERDALE ROAD, LIVERPOOL**

This property has been sold prior

31 **9-11 LORNE STREET, LIVERPOOL**

Please note the guide price has been reduced to £240,000 plus. Flat 1 is now vacant and the current total rental income is £24,060 per annum.

The EPC Ratings are as follows and not as stated in the brochure -

9 Lorne Street

Flat 1 - D

Flat 2 - C

11 Lorne Street

Flat 1 - C

Flat 2 - D

33 **9/11 ST. AMBROSE GROVE, LIVERPOOL**

Please note the guide price has been reduced to £210,000 plus. Please note that the layout of accommodation has been updated and interested parties are advised to refer to the Sutton Kersh website.

34 **15 HERONDALE ROAD, ALLERTON, LIVERPOOL**

This lot has sold prior to auction.

38 **32 MAIDEN LANE, LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

39 **117 LINACRE ROAD, LIVERPOOL**

This lot has sold prior to auction.

41 **223 BEDFORD ROAD, BOOTLE, MERSEYSIDE**

Please note that the property is Leasehold

42 **166 LONG LANE, WALTON, LIVERPOOL**

Please note that this this property is Leasehold.

44 **7/7A ALMONDS GREEN, WEST DERBY VILLAGE,
LIVERPOOL**

THIS PROPERTY HAS SOLD PRIOR

47 **LAND AND BUILDINGS 112-114 GRAY STREET, BOOTLE,
MERSEYSIDE**

The garages have been previously let at £10,000 per annum.

48 **APT 9, 28 ARGYLE STREET, LIVERPOOL**

The term of the lease is 150 years commencing 2006. Therefore, there are 131 years remaining on the lease and not as stated in the brochure.

51 **7 DOUGLAS STREET, ST. HELENS, MERSEYSIDE**

This property has sold prior to auction.

55 **43 LODGE ROAD, ORRELL, WIGAN, LANCASHIRE**

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

56 **25 LOCHINVAR STREET, LIVERPOOL**

The guide price has been reduced to £65,000 plus

57 **2 & 2A MERCER STREET, LIVERPOOL**

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

58 **103 HALE DRIVE, LIVERPOOL**

Please note the guide price has been reduced to £125,000 plus

59 **51 ELAINE STREET, LIVERPOOL**

This lot has sold prior to auction.

60 **222/222A PICTON ROAD, WAVERTREE, LIVERPOOL**

Please note the guide price has been reduced to £145,000+

61 **LAND AT SANDY LANE, MACCLESFIELD, CHESHIRE**

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

62 **110 THORNTON ROAD, BOOTLE, MERSEYSIDE**

This property has sold prior to auction.

- 63 **25 MAKIN STREET, LIVERPOOL**
This property has been postponed to the April auction.
- 66 **43 MARKET STREET, WIRRAL, MERSEYSIDE**
The guide price has been reduced to £250,000 plus
- 67 **42 GIDLOW ROAD, LIVERPOOL**
This lot has sold prior to auction.
- 70 **FLAT 5, 10 LIVINGSTON AVENUE, LIVERPOOL**
This property has sold prior to auction.
- 71 **PENTA HOUSE, 1 UPPER WARWICK STREET, LIVERPOOL**

Please note this property has been postponed. If you are interested please speak to a member of staff.
- 73 **9-11 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE**
Please note this property has been postponed until the 3rd April auction.
- 75 **89 WALTON BRECK ROAD, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 77 **10 SCOTT STREET, BOOTLE, MERSEYSIDE**
Please note the rental income for this property is £5,400 per annum and not £6,000 as previously listed.
- 79 **71 WOLBOROUGH STREET, NEWTON ABBOT, DEVON**

Guide price reduced to £155,000+
- 82 Flat 5, The Old Post Office, Fore Street, East Looe
This lot has been postponed
- 83 **SHERBORNE, FREATHY CLIFF, MILLBROOK, TORPOINT, CORNWALL**
The guide price has been reduced to £525,000+
- 84 86 Hengar Manor, St Tudy, Bodmin
This lot has been postponed
- 85 87 Hengar Manor, St Tudy, Bodmin
This lot has been postponed
- 86 **26A FELLOWES PLACE, PLYMOUTH**

The amended guide range is £65,000 - £75,000.

- 87 **15 BROADPARKS AVENUE, EXETER**
THIS PROPERTY HAS SOLD PRIOR
- 89 **12 FOUNDRY FLATS, FOUNDRY SQUARE, HAYLE,
CORNWALL**
The guide price has been reduced to £75,000+
- 90 **17 THIRD AVENUE, CAMELS HEAD, PLYMOUTH**
THIS PROPERTY HAS BEEN WITHDRAWN
- 93 **5 THE BUILDINGS, LONG ROCK, PENZANCE, CORNWALL**

THIS PROPERTY HAS SOLD PRIOR

EPC Rating - G
- 94 **FIRST FLAT, 40 ST. THOMAS STREET, PENRYN,
CORNWALL**
The guide price has been reduced to £70,000+
- 95 **43 PRINCE CHARLES ROAD, ST. AUSTELL, CORNWALL**

This lot has sold prior to auction.
- 97 **9 COCKINGTON CLOSE, PLYMOUTH**
This property has been sold prior to auction.
- 98 **GLYN-MOR, TRURO ROAD, LANIVET, BODMIN,
CORNWALL**
This property has sold prior to auction.
- 99 **MOORSIDE, CARNINNEY LANE, CARBIS BAY, ST IVES**

This property has been sold subject to contract.
- 100 **YOUTH CLUB, IVY LANE, DARTMOUTH, DEVON**
This property has been sold prior to auction.
- 101 **200 LISCARD ROAD, WALLASEY, MERSEYSIDE**
This property has sold prior to auction.
- 102 **153 HOPE STREET, LEIGH, LANCASHIRE**
This property has been sold prior.

- 103 **18 SOUTHDALE ROAD, LIVERPOOL**
This property has been sold prior.
- 104 **62 PORTLAND STREET, BIRKENHEAD, MERSEYSIDE**
This property has sold prior to auction.
- 105 **65 STANDISH STREET, ST. HELENS, MERSEYSIDE**
This property has been sold prior.
- 106 **APT 42, 15 VICTORIA STREET, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 107 **9 LISBURN LANE, LIVERPOOL**
The guide price has been reduced to £90,000 plus
- 108 **654 LIVERPOOL ROAD, SOUTHPORT, MERSEYSIDE**
This lot has sold prior to auction.
- 110 **8 GATEACRE BROW, GATEACRE, LIVERPOOL**
THIS PROPERTY HAS SOLD PRIOR
- 111 **14 BEACON PARK, PELYNT, LOOE, CORNWALL**
This property has sold prior to auction.