

A nighttime photograph of a city street in Liverpool, featuring light trails from traffic and illuminated buildings. The Venmore Auctions logo is in the top right corner.

venmore  
auctions

OCTOBER CATALOGUE

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the venmore group

# VENMORE AUCTIONS

Liverpool's Longest  
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# Meet The Team

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BUSINESS ACCOUNT  
MANAGER



**Helen Wilson**  
AUCTION  
CO-ORDINATOR



**Chelsey Baglow**  
AUCTION VALUER



**Rachel Cookson**  
SALES NEGOTIATOR



**Callum Brennan**  
AUCTION VIEWING CLERK



**Sarah Chippendale**  
SALES & ADMIN SUPPORT

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Visit our website: **[www.venmoreauctions.co.uk](http://www.venmoreauctions.co.uk)**

**44**  
**AVAILABLE**  
**LOTS**

## 2023 AUCTION DATES

### Auction

11th January  
8th February  
8th March  
12th April  
24th May  
12th July  
6th September  
25th October  
6th December

### Closing

16th December  
16th January  
13th February  
20th March  
28th April  
16th June  
11th August  
29th September  
10th November

# **NOW** TAKING LOTS...

FOR OUR NEXT AUCTION

**WEDNESDAY 6TH DECEMBER**

CLOSING DATE: 10TH NOVEMBER

**CONTACT US**

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This firm usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.



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The logo for Bradshaw Farnham & Lea is a red square with a white vertical bar on the right side. The text 'bradshaw farnham & lea' is written in white lowercase letters on the left side of the square.

bradshaw  
farnham  
& lea

The logo for Ball & Percival is a red square with a white vertical bar on the right side. The text 'ball & percival' is written in white lowercase letters on the left side of the square.

ball &  
percival

The logo for Venmore is a red square with a white vertical bar on the right side. The text 'venmore' is written in white lowercase letters on the left side of the square.

venmore

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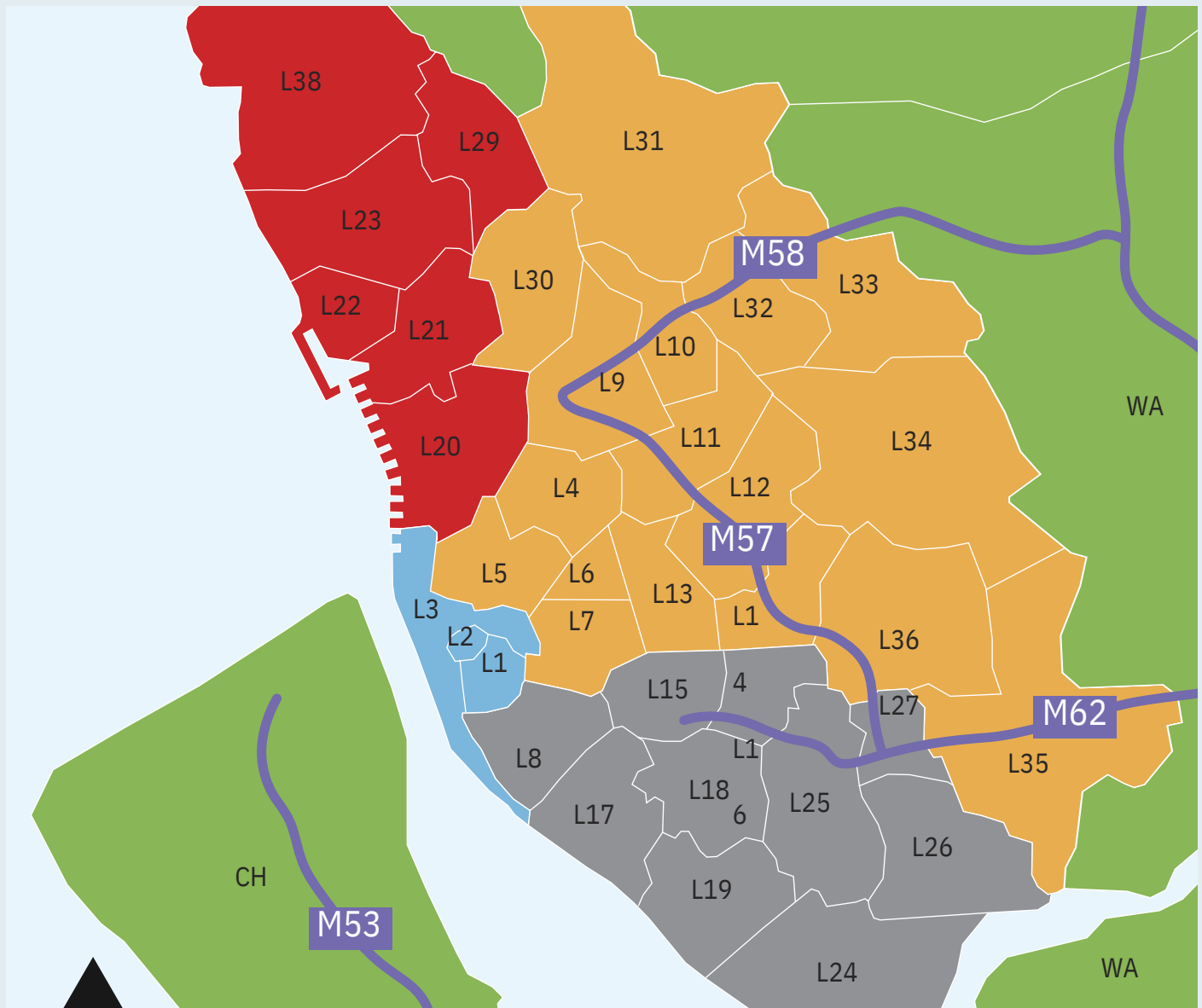
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# Merseyside Area Map

You can use the map below as a guide to find the location of our properties



## Early Bird Updates

**Want to be the first to know about new instructions?**

If you want to be the first to find out about new instructions then all you need to do is register online at [www.venmoreauctions.co.uk](http://www.venmoreauctions.co.uk), call one of our auction team on **0151 236 6746** or speak to someone on the day of the auction.

All we need is your name, email address, telephone number, the type of property you are currently looking for and we will send you regular updates of any opportunities that suit your personal requirements.

**It's completely free to join and will keep you one step ahead of the competition!**

# ORDER OF LOTS

# 44 LOTS

venmore  
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

**Lot** **Address**

**Guide Price\***

<b>1</b>	<b><u>99B Church Road, Formby, Merseyside, L37 3ND</u></b>	<b>£95,000 PLUS*</b> -
<b>2</b>	<b><u>38 Kremlin Drive, Liverpool, L13 7BY</u></b>	<b>£145,000 PLUS*</b>
<b>3</b>	<b><u>8-10 Dacy Road, Liverpool, L5 6SA</u></b>	<b>£70,000 PLUS*</b>
<b>4</b>	<b><u>Apt. 10 Briton Court Britonside Avenue, Liverpool, L32 6SZ</u></b>	<b>£45,000 PLUS*</b> -
<b>5</b>	<b><u>32 David Street, Liverpool, L8 4TL</u></b>	<b>£80,000 PLUS*</b>
<b>6</b>	<b><u>The Saddle Inn 86 Fountains Road, Liverpool, L4 1ST</u></b>	<b>£275,000 PLUS*</b> -
<b>7</b>	<b><u>16 Green Lane, Seaforth, Merseyside, L21 3UA</u></b>	<b>£75,000 PLUS*</b>
<b>8</b>	<b><u>2 Slater Lane, Leyland, PR25 1TL</u></b>	<b>£295,000 PLUS*</b>
<b>9</b>	<b><u>12 Chester Road, Anfield, Merseyside, L6 4DZ</u></b>	<b>£90,000 - £95,000 PLUS*</b>
<b>10</b>	<b><u>9 Sumner Road, Prenton, CH43 7RL</u></b>	<b>£120,000 PLUS*</b>
<b>11</b>	<b><u>38 Longfellow Street, Bootle, L20 4JR</u></b>	<b>£60,000 PLUS*</b>
<b>12</b>	<b><u>79 Newsham Drive, Liverpool, L6 7UH</u></b>	<b>£195,000 PLUS*</b>
<b>13</b>	<b><u>Apartment 36 9 Hatton Garden, Liverpool, L3 2FE</u></b>	<b>£120,000 PLUS*</b> -
<b>14</b>	<b><u>16 Charlcombe Street, Birkenhead, CH42 0HY</u></b>	<b>£70,000 PLUS*</b>
<b>15</b>	<b><u>235B Rake Lane, Wallasey, CH45 5DJ</u></b>	<b>£60,000 PLUS*</b>
<b>16</b>	<b><u>Land At Quarry Road, To The Rear Of 55-57 Kremlin Drive, Liverpool, L13 7BX</u></b>	<b>£95,000 PLUS*</b> -
<b>17</b>	<b><u>44 Willowdale Road, Walton, Merseyside, L9 1BU</u></b>	<b>£70,000 PLUS*</b> -
<b>18</b>	<b><u>17 Market Street, Leigh, WN7 1DR</u></b>	<b>£175,000 PLUS*</b>
<b>19</b>	<b><u>16 Rullerton Road, Wallasey, CH44 5XQ</u></b>	<b>£175,000 PLUS*</b>
<b>20</b>	<b><u>24 St. Damians Croft, Bootle, L30 3TS</u></b>	<b>£40,000 PLUS*</b>
<b>21</b>	<b><u>6,8,10 Litherland Road, Bootle, L20 3BZ</u></b>	<b>£220,000 PLUS*</b>
<b>22</b>	<b><u>459 Lord Street, Southport, PR9 0AQ</u></b>	<b>£150,000 PLUS*</b>

# ORDER OF LOTS

# 44 LOTS

venmore  
auctions

[CLICK ON ADDRESS FOR MORE INFO](#)

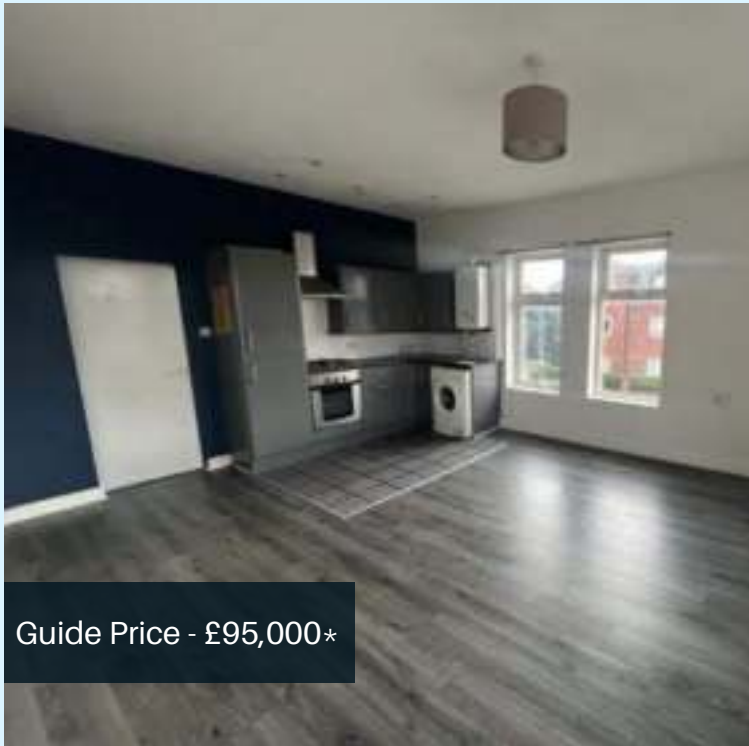
Lot	Address	Guide Price*
23	<a href="#"><u>39B Penkett Road, Wallasey, CH45 7QF</u></a>	£250,000 PLUS*
24	<a href="#"><u>6 Alpha Street, Liverpool, L21 8HL</u></a>	£75,000 PLUS*
25	<a href="#"><u>25 Longfield Road, Liverpool, L21 8LA</u></a>	£65,000 PLUS*
26	<a href="#"><u>Flat 6 93 Penkett Road, Wallasey, CH45 7QQ</u></a>	£75,000 PLUS*
27	<a href="#"><u>3 Haddon Walk, Liverpool, L12 0JU</u></a>	£125,000 PLUS*
28	<a href="#"><u>205-207 Ormskirk Road, Wigan, WN5 9DP</u></a>	£170,000 PLUS*
29	<a href="#"><u>13 St. Bride Street, Liverpool, L8 7PL</u></a>	£350,000 PLUS*
30	<a href="#"><u>24 Egerton Road, Liverpool, L15 2HW</u></a>	£135,000-£140,000 PLUS*
31	<a href="#"><u>21-23 Rocky Bank Road, Birkenhead, CH42 7LB</u></a>	£450,000 PLUS*
32	<a href="#"><u>47 Parsons Walk, Wigan, WN1 1RU</u></a>	-
33	<a href="#"><u>31 Balmoral Road, Fairfield, Merseyside, L6 8NB</u></a>	£120,000 PLUS*
34	<a href="#"><u>31 Balmoral Road, Fairfield, Merseyside, L6 8NB</u></a>	£300,000 PLUS*
35	<a href="#"><u>60 Hartington Road, Toxteth, Merseyside, L8 0SQ</u></a>	-
36	<a href="#"><u>86 Windsor Road, Tuebrook, Merseyside, L13 8BB</u></a>	£320,000 PLUS*
37	<a href="#"><u>23 Elmswood Road, Birkenhead, CH42 7HN</u></a>	-
38	<a href="#"><u>23 Larch Road, Birkenhead, CH42 0JG</u></a>	£150,000 PLUS*
39	<a href="#"><u>64 Thornton Road, Bootle, L20 5AR</u></a>	-
40	<a href="#"><u>8 Pennington Road, Liverpool, L21 8HY</u></a>	£70,000 PLUS*
41	<a href="#"><u>549 Smithdown Road, Liverpool, L15 5AF</u></a>	£65,000 PLUS*
42	<a href="#"><u>19 King Street, Waterloo, Merseyside, L22 5NS</u></a>	£80,000 PLUS*
43	<a href="#"><u>35 Cheapside, Liverpool, L2 2DY</u></a>	£75,000 PLUS*
44	<a href="#"><u>39-41 City Road, Liverpool, L4 5UN</u></a>	£285,000 PLUS*
	<a href="#"><u>403 Orleans House, Liverpool, L3 9AH</u></a>	£175,000 PLUS*
		-
		£325,000 PLUS*
		£75,000 PLUS*
		£150,000 PLUS*

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Lot  
01

## 99B Church Road, Formby, Merseyside, L37 3ND

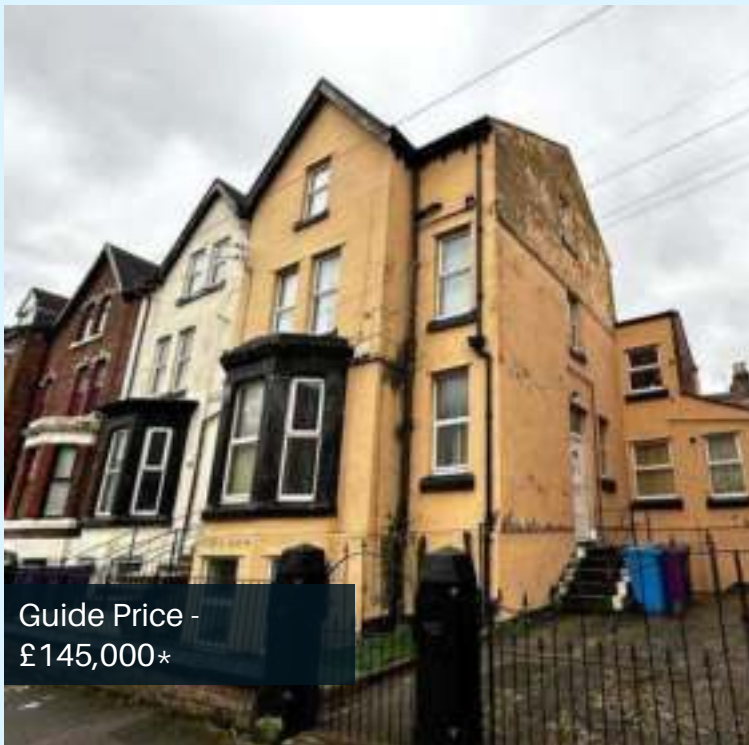


Guide Price - £95,000\*

A two- bedroom, first floor apartment situated in the highly sought after location of Formby. This apartment is being offered with vacant possession and is move in ready. It is a great investment opportunity and could be let be out straight away for circa £750pcm.

Lot  
02

## 38 Kremlin Drive, Liverpool, L13 7BY

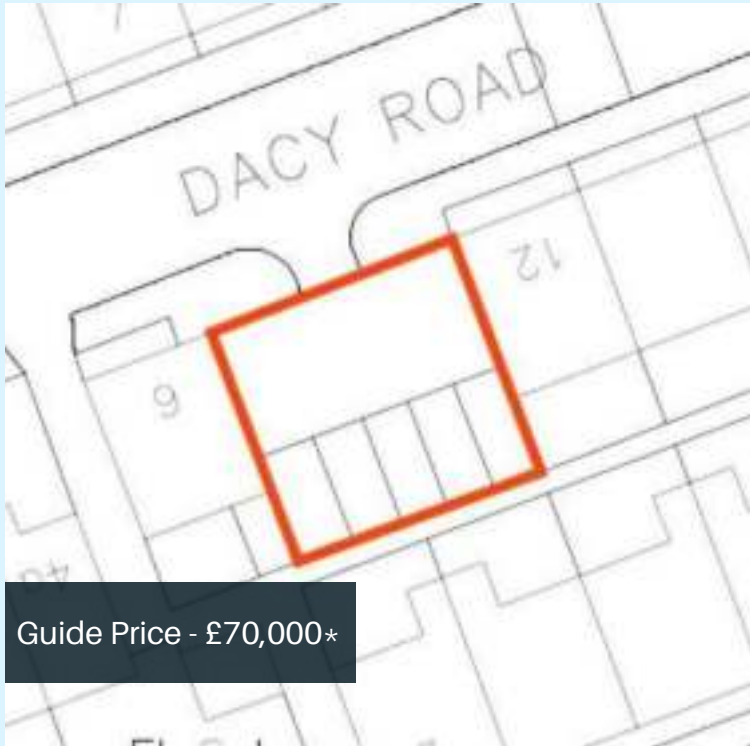


Guide Price -  
£145,000\*

This is a large semi- detached house that has been converted to provide 3 x self-contained flats. The property is located in the popular residential area of L13 just a short walk from a range of local amenities and has great links to Liverpool City Centre. On the lower ground floor there is a 2-bedroom flat with a separate entrance and separate courtyard. To the upper ground floor here is a 2-bedroom flat and the upper 2 floors comprises of a 3 bedroom duplex flat. The flats are all currently let on AST's providing a rental income of £16,668 per annum. Following a scheme of modernisation, the rent could be increased to provide an annual rental income of circa £18,000. The property is Leasehold with 115 years remaining, on the lease from Liverpool City Council at a ground rent of £5 per annum.

Lot  
**03**

## 8-10 Dacy Road, Liverpool, L5 6SA



Guide Price - £70,000\*

A good- sized plot of land with planning permission to erect two x three- bedroom terraced houses. Planning was granted in February 2023 'To demolish vacant garages and erect two terraced houses that were previously demolished' under Planning Reference: 22F/0876. The land is located on a quiet, residential road and is convenient for all local infrastructure, schools, shops and transport links.

Lot  
**04**

## Apt. 10 Briton Court Britonside Avenue, Liverpool, L32 6SZ



Guide Price - £45,000\*

A strong investment opportunity with this vacant 2 bedroom ground floor apartment which until recently was let at £425pcm. The apartment has been well maintained and is close to shops, supermarkets, excellent transport links and a number of schools.

Lot  
05

## 32 David Street, Liverpool, L8 4TL



Guide Price - £80,000\*

A three-bedroom end terraced property located in the popular L8 postcode in a strong residential area. Being sold with vacant possession, the property is ideal as a buy-to-let with potential income circa £850pcm. It also has the potential for capital increase on the resale market. The property is double glazed and has gas central heating.

Lot  
06

## The Saddle Inn 86 Fountains Road, Liverpool, L4 1ST



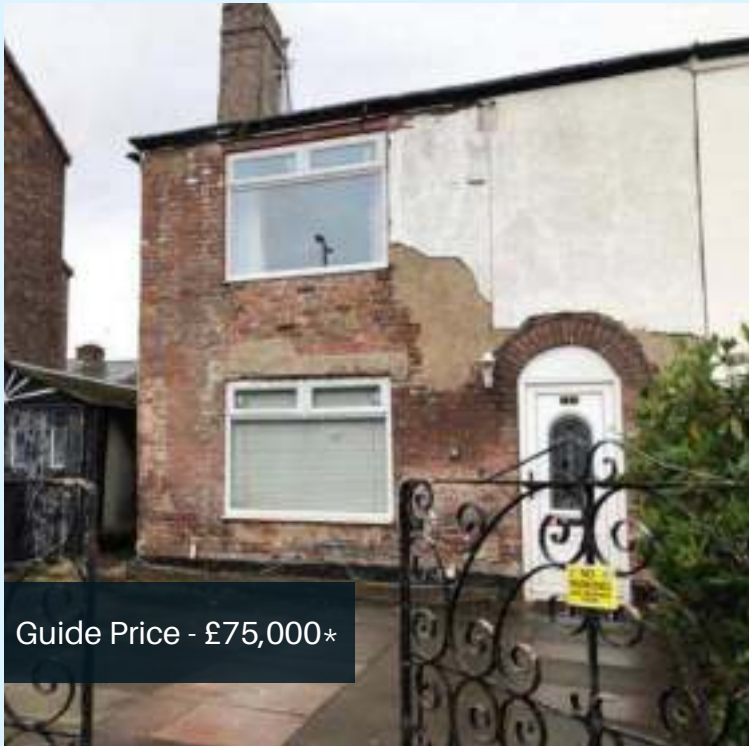
Guide Price -  
£275,000\*

A traditional Public House located on Fountains Road in L4. The Saddle Inn is a fully operational pub with large residential accommodation set across 3 floors. The property is in excellent condition could be retained as a public house or re-configured to provide alternative uses, subject to the appropriate Planning Consent. The residential floors could be entered onto the private rental market or ideal as short-term holiday lets.



**Lot  
07**

## **16 Green Lane, Seaforth, Merseyside, L21 3UA**



Guide Price - £75,000\*

A good sized, three- bedroom, semi- detached house, located in the popular residential area of Seaforth. The property is being sold with vacant possession and is in need of some renovation, however, has recently had new PVC double glazed windows throughout and benefits from a brand- new gas central heating system including new boiler and radiators throughout. On completion of the work needed there is potential to add capital value or alternatively, the property could be placed on the rental market for circa £900pcm.

**Lot  
08**

## **2 Slater Lane, Leyland, PR25 1TL**



Guide Price -  
£295,000\*

A former public house converted into a fast-food takeaway and large residential dwelling. Set within a detached corner property, the building comprises of a serving foyer, commercial kitchen, domestic kitchen/diner, shower room and further storage rooms on the ground floor. To the upper floors are 4 modern bedrooms, en-suite and separate shower room. There is a customer carpark on the corner and large wraparound garden with carport on the rear. There is scope for reconfiguration back to 5 x 1 bedroom flats or other projects, subject to Planning.



Lot  
09

## 12 Chester Road, Anfield, Merseyside, L6 4DZ



Guide Price -  
£90,000-£95,000\*

A large three storey plus basement five-bedroom middle terraced house. This property is being sold with a tenant in situ on an AST of £700pcm. Following some modernisation, the rent could be increased to circa £850pcm. There is potential to redevelop the property subject to gaining the necessary consents.

Lot  
10

## 9 Sumner Road, Prenton, CH43 7RL



Guide Price -  
£120,000\*

A four- bedroom end- terraced house currently arranged as a three- bedroom HMO with an additional independent studio. The property is being sold with vacant possession and has recently undergone a "back to brick" renovation, although there is some cosmetic work still to be completed. There is potential to place the property on the rental market as a HMO or alternatively it would be ideal for short term holiday lets.

Lot  
11

## 38 Longfellow Street, Bootle, L20 4JR



Guide Price - £60,000\*

A great investment property with this 2 bedroom end-terrace on Longfellow Street, Bootle, close to all local amenities. Being sold with tenant-in-situ on a rolling AST of £495pcm, this could be increased in line with market rents to circa £550 - £600pcm. The property benefits from gas central heating and double glazing. Outside is a yard area to the rear.

Lot  
12

## 79 Newsham Drive, Liverpool, L6 7UH



Guide Price -  
£195,000\*

This is a large semi-detached house, overlooking Newsham Park, that has been converted to provide 5 x en-suite bedrooms and 1 x 1 bedroom self-contained duplex flat. The property is being offered with vacant possession and is move in ready or there is potential to redevelop, subject to obtaining the relevant consent.

**Lot  
13**

## **Apartment 36 9 Hatton Garden, Liverpool, L3 2FE**



Guide Price -  
£120,000\*

A great opportunity to purchase this 2 bedroom City Centre apartment located in Hatton Garden, complete with car parking space! Located within the business district of Liverpool, the apartment is on a serviced lease until August 2025 years commencing giving a guaranteed rental income. It is currently tenanted on an AST of £882.30pcm, making it an ideal buy-to-let investment.

**Lot  
14**

## **16 Charlcombe Street, Birkenhead, CH42 0HY**



Guide Price - £70,000\*

A two bedroom mid terraced property located in Tranmere on the Wirral. Being sold with tenant in situ on an AST of £450pcm, there is scope for a rent increase to circa £600pcm/ £7,200, giving over 10% yield on the Guide price. The property is double glazed and has gas central heating.



**Lot  
15**

## **235B Rake Lane, Wallasey, CH45 5DJ**



A spacious 2 bedroom flat located in a purpose built development on Rake Lane, near New Brighton and amongst a row of shops and businesses. The purchase includes one sixth of the Freehold and Management Company, plus a parking space to the rear of the building. The flat is currently let on an AST of £450pcm, however this could be increased at the next rent review. We are informed the flat benefits from gas central heating and a C75 EPC Rating.

**Lot  
16**

## **Land At Quarry Road, To The Rear Of 55-57 Kremlin Drive, Liverpool, L13 7BX**



This is a good sized plot of land, located to the rear of 55-57 Kremlin Drive, Liverpool, but accessed via Quarry Road L13. Planning was previously granted in July 2020 'To erect two, 2 storey dwellings with associated landscaping and car parking,' under Planning Reference: 20F/0392. The land is located on a quiet, residential road and with similar properties recently having been constructed. It is convenient for all local infrastructure, schools, shops and transport links.



Lot  
17

## 44 Willowdale Road, Walton, Merseyside, L9 1BU

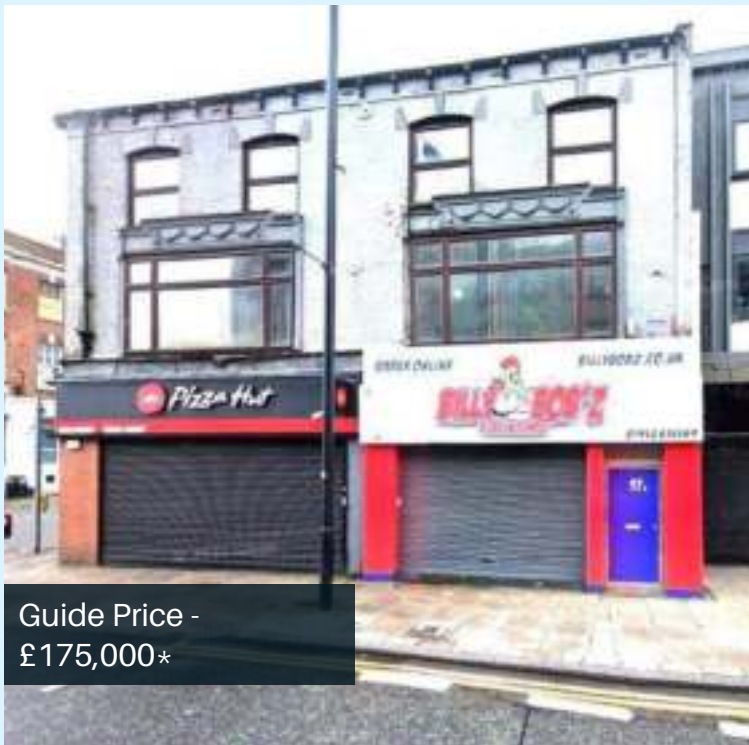


Guide Price - £70,000\*

A large three- bedroom mid- terraced house in the popular residential area of Walton, L9. The property is being sold with vacant possession and is in need of some light modernisation. There is potential for capital increase or alternatively the property could be placed on the rental market for circa £900pcm.

Lot  
18

## 17 Market Street, Leigh, WN7 1DR



Guide Price -  
£175,000\*

A mixed use investment property with hot food takeaway and 3 self-contained flats above. The ground floor has been fully renovated and modernised to provide a retail unit occupied as a hot food takeaway. This is on a 7 year lease from October 2022 at £9,000 pa rising to £9,600 in October 2023. The upper floors are independently accessed from Market Street and are converted to residential use. To the first floor is one large flat containing 4 rooms plus kitchen and bathroom, tenanted on an AST at £650pcm. It is part furnished. Also on the first floor is one bed flat on an AST £550pcm, also part furnished. The second floor is entirely given to one large flat containing 7 rooms plus kitchen and bathroom. It is tenanted on an AST at £750 pcm and is part furnished. Please note that the current vendor has recently invested in the roof, utilities and fire regulations. All units tenanted and generating income of £33,000 p.a. as on October 2023

**Lot  
19**

## **16 Rullerton Road, Wallasey, CH44 5XQ**

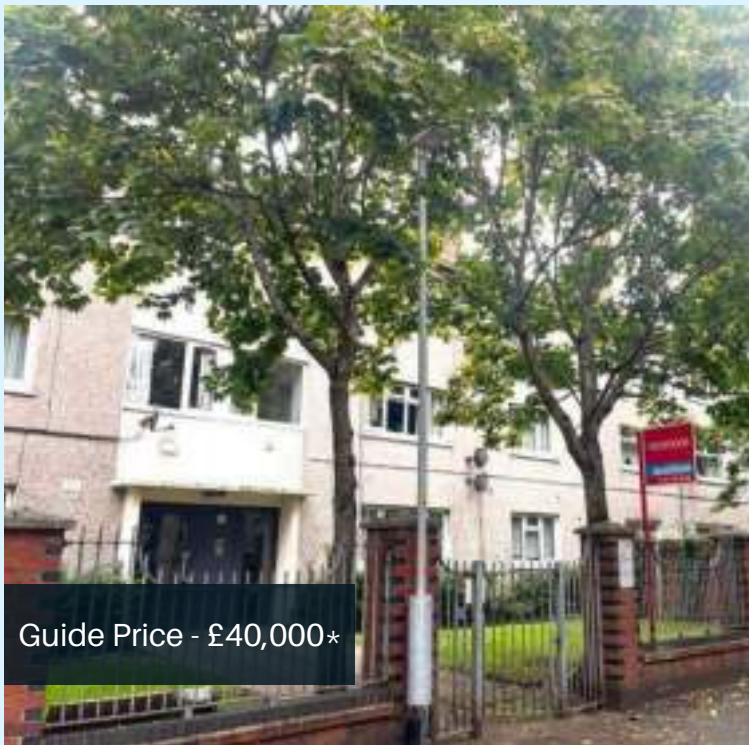


Guide Price -  
£175,000\*

A large, traditional 4/5 bedroom semidetached property located in a popular residential location on the Wirral. The property has recently benefitted from an upgraded kitchen and newly fitted bathroom. There are 5 letting rooms, three of which are rented on a weekly basis bringing a rental income of £365 per week/£18,980 per annum. A fourth bedroom rents out at £100 per week and there is a potential 5th loft room, subject to HMO status. The property also features a rear garden and on-street parking

**Lot  
20**

## **24 St. Damians Croft, Bootle, L30 3TS**



Guide Price - £40,000\*

A good sized 2 bedroom flat located in Bootle, close to Dunnings Bridge Road and Bootle Golf Course. Recently re-decorated and being sold with vacant possession, this flat is located on the top floor and could enter the rental market at circa £500pcm. There are communal gardens and on-street parking.



**Lot  
21**

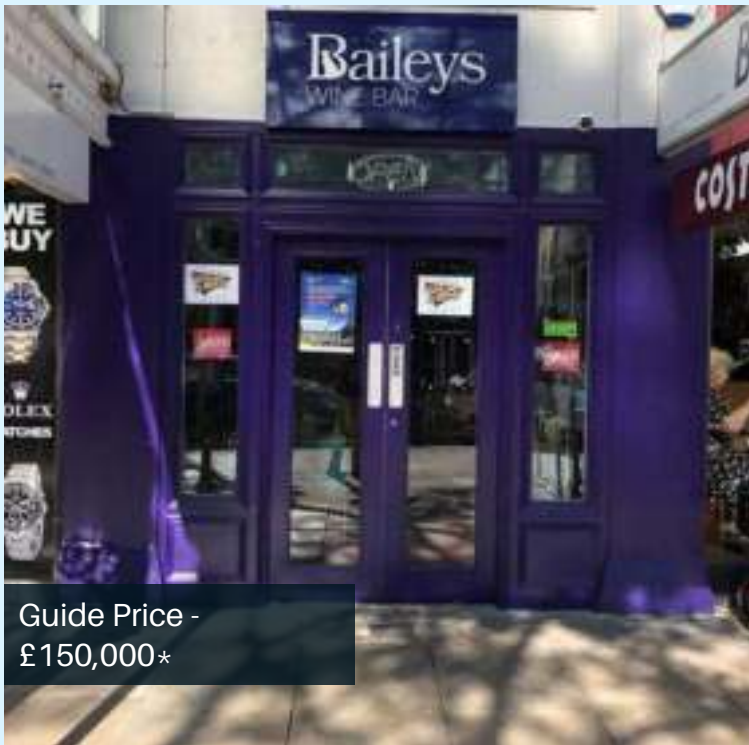
## **6,8,10 Litherland Road, Bootle, L20 3BZ**



An opportunity to purchase a substantial Lot comprising a Carpark, Land and 2 Commercial properties. One of the Commercial units is being used as a Tattoo Studio on the ground floor, with storage room and w.c. above, at £475pcm. The other unit is being used as a hairdresser's on the ground floor and large storage rooms/offices and cloakroom on the upper floor, going across No.8. It is generating an income of £250pcm. Number 6 is a private carpark with space for up to 6 vehicles. There is land to the rear, part of which is currently being used by agreement by the adjoining Public House. There is potential for a significant increase in income with formalised Leases at the market rates.

**Lot  
22**

## **459 Lord Street, Southport, PR9 0AQ**



An opportunity to purchase this town centre freehold commercial property - leased out as a Bar on 5 years term from 8th August 2023 with a break clause at year 2. The monthly income is £1100 PCM/£13,200 per annum. This licensed premises, located in a heavy footfall & famous Lord Street in Southport town centre, next to Costa coffee and other high street names.

Lot  
**23**

## 39B Penkett Road, Wallasey, CH45 7QF



Guide Price -  
£250,000\*

A large-scale investment/development opportunity on the ever popular Penkett Road in Wallasey. The property is set on a corner plot and currently configured as a block of 3 x 2 bedroom flats, across 3 floors. There is also a basement that could form part of any redevelopment. Being sold with vacant possession, there is potential for reconfiguration as a large single dwelling, multiple room HMO or Change of Use subject to Planning. It has been previously been let on the private rental market and following a scheme of upgrade, could be re-let as flats for circa £700pcm per flat. The building sits on large gardens and has the benefit of 3 garages and off-road parking.

Lot  
**24**

## 6 Alpha Street, Liverpool, L21 8HL



Guide Price - £75,000\*

A great investment property with this 3-bedroom end-terrace in Alpha Street, Litherland, close to all local amenities. Being sold with tenant-in-situ on a rolling AST of £560pcm, this could be increased in line with market rents to circa £700 - £750pcm. The property benefits from gas central heating, double glazing and has its own driveway and garage. To the rear is a yard area.



Lot  
**25**

## 25 Longfield Road, Liverpool, L21 8LA



Guide Price - £65,000\*

A traditional 2 bedroomed terraced property located in the popular L21 postcode of Litherland. Being sold with tenant-in-situ on a rolling AST at £500pcm. Following a rent review, this could be increased in line with market rents to circa £600 - £650pcm. We are reliably informed that the property benefits from a new combi boiler for gas central heating and is double glazed. There is on-street parking to the front and a yard at the rear.

Lot  
**26**

## Flat 6 93 Penkett Road, Wallasey, CH45 7QQ



Guide Price - £75,000\*

A top floor 1-bedroom apartment situated in a highly sought-after neighbourhood, close to New Brighton. The property is being sold as vacant possession prior to completion and could be entered onto the private rental market for circa £500-£525pcm. The flat comprises of one double bedroom, one large reception room, kitchen and bathroom. It also benefits from gas central heating, double glazing and access to the communal garden.

Lot  
27

## 3 Haddon Walk, Liverpool, L12 0JU



A rare auction opportunity with this two bedroom semi-detached bungalow, located on a quiet cul-de-sac, in the sought after location of L12. Being sold with vacant possession, the property requires a scheme of modernisation, following which will add capital value for the re-sale market, or provide a lovely home. The property benefits from private gardens, a driveway, double glazing and central heating. Also as part of the sale, are solar panels that bring cost efficiency to the running of the property.

Lot  
28

## 205-207 Ormskirk Road, Wigan, WN5 9DP



Two substantial buildings on Ormskirk Road, Newtown, currently configured as 3 x 2 bedroom flats and 2 x 1 bedroom flats. A great development opportunity to either re-configure or renovate the existing flats to increase resale value and rental income. There are currently 2 flats tenanted on AST's at £340pcm. The property requires modernisation, following which could generate rental income circa £450pcm for 1-beds and £550pcm for 2-beds. This totals a potential rental income of circa £30,600 per annum. There is a carpark area to the rear, driveway/gardens to the side and a basement. This lends itself to further development subject to obtaining appropriate Planning. Please note that one of the upper floor flats has been partially renovated, just requiring finishing.



Lot  
29

## 13 St. Bride Street, Liverpool, L8 7PL



Guide Price -  
£350,000\*

A 3 storey, mid terrace, 6- bedroom HMO situated in the Georgian Quarter of Liverpool. The property is currently let to 6 students for the new 23/24 academic year, producing £36,000 per annum. Set across four floors the property consists of 6 bedrooms, one communal kitchen, one communal lounge and two communal bathrooms.

Lot  
30

## 24 Egerton Road, Liverpool, L15 2HW



Guide Price -  
£135,000 - £140,000\*

A large four-bedroom terraced house, located in the popular investment area of L15, off Smithdown Road. The property is currently let on an AST of £500pcm, however we are reliably informed that the property will become vacant possession prior to completion. The property requires a scheme of modernisation, providing the opportunity to significantly increase rental value or capital value for the re-sale market.



**Lot  
31**

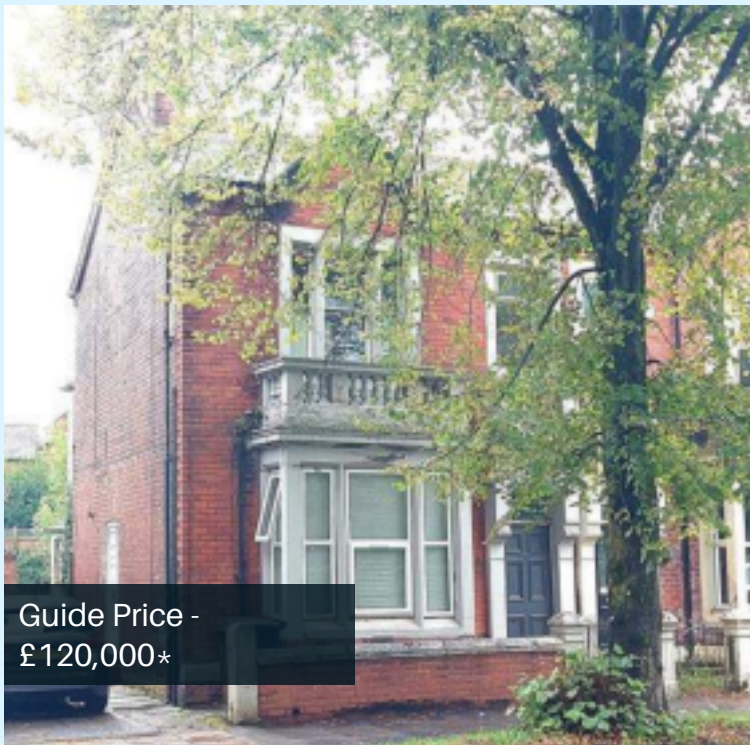
## **21-23 Rocky Bank Road, Birkenhead, CH42 7LB**



A large scale development opportunity with this former children's nursery to build 8 self-contained apartments and associated parking. The property is located in a popular part of Tranmere, on a quiet residential neighbourhood. Planning has been granted and works started across the building for 8 self contained apartments across 4 floors. There is additional land to the side of the building that could be used as a servicing carpark or further developed to add residential accommodation to the main building, subject to Planning. This is an opportunity to generate high income via residential lets, or to add capital value on the re-sale market

**Lot  
32**

## **47 Parsons Walk, Wigan, WN1 1RU**



A traditional red-brick building located in a sought-after location on Parsons Walk, Wigan, overlooking Mesnes Park. The house had been converted into 3 self contained flats: 2 x 1 bedroom and 1 x 2 bedroom. One of the flats is currently tenanted on an AST of £280pcm. Following a scheme of refurbishment and upgrade, the rental income could provide a combined rental income of circa £21,000 per annum.

Lot  
33

## 31 Balmoral Road, Fairfield, Merseyside, L6 8NB



Guide Price -  
£300,000\*

A large double-fronted investment property on the popular Balmoral Road in Fairfield, just a short walk from Newsham Park. The property has been converted into five one-bedroom apartments and is currently producing a gross rental income of £21,600 per annum. Outside, the property benefits from wrap around communal gardens, off road parking and solar heating. Other similar properties on the road have used this space to extend to produce 2 bedroomed flats. There are currently 4 flats tenanted on AST's of £450 pcm and one vacant. Following a scheme of refurbishment, this could be significantly increased.

Lot  
34

## 60 Hartington Road, Toxteth, Merseyside, L8 0SQ



Guide Price -  
£320,000\*

A large, detached 6-bed property, located on Hartington Road L8 and finished to a high standard. With Sefton Park and Lark Lane just a short distance, each room has its own en-suite and would make an ideal holiday let/B&B. Accommodation is across 3 floors and comprises: Hallway, cloakroom, open plan kitchen/living/dining room and bedroom on the ground floor. To the upper floors are a further 5 bedrooms with en-suites. Outside there is an enclosed walled gravel garden to rear and a path to front. The property is being sold with vacant possession and is ready to go as a high yield investment opportunity.



Lot  
35

## 86 Windsor Road, Tuebrook, Merseyside, L13 8BB



A good sized 5 bedroom semi-detached house, taking a corner position of Windsor Road and Albert Road, Tuebrook. The property has recently under gone significant refurbishment to provide a spacious internal living, with gardens. Accommodation is across three floors and comprises: Entrance hall, 3 reception rooms, kitchen and utility room to the ground floor. There are 3 bedrooms and bathroom to the first floor and 2 further bedrooms to the second floor. It is currently being used as a Corporate Let at £1,500pcm. The contract runs from February 2023 for 3 years, providing strong guaranteed rental income for this duration, of £18,000 per annum.

Lot  
36

## 23 Elmswood Road, Birkenhead, CH42 7HN



A modernised 2-bedroom mid-terraced property located in a sought after residential area in Tranmere. Being sold with tenant in situ on an AST of £475pcm, there is potential to increase at the next rent review to circa £550pcm. Accommodation comprises: Through lounge/dining room, kitchen and bathroom to the ground floor. Upstairs are 2 good sized bedrooms. The property is fully double glazed and has gas central heating.



Lot  
37

## 23 Larch Road, Birkenhead, CH42 0JG



A two bedroom mid terrace property located on Larch Road in Tranmere, close to local amenities, reputable schools and great transport links. Being sold with tenant in situ on an AST of £350pcm, however, we are reliably informed that a Section 21 Notice has been served. At the next tenancy, there is scope to significantly increase rent, in line with current market rates of circa £600pcm. The property benefits from gas central heating, double glazing and accommodation comprises: Hallway, lounge/dining room and kitchen and to the first floor. Upstairs are two bedrooms and bathroom. To the front of the property there is on street parking with an enclosed yard to the rear.

Lot  
38

## 64 Thornton Road, Bootle, L20 5AR



A spacious 3 bedroom end-terrace family home on Thornton Road in Bootle. The property is being sold with tenant in situ and following some upgrade, this could be increased in line with market rent to circa £700-£750pcm. Accommodation comprises: Entrance hall, 2 reception rooms and kitchen to the ground floor. Upstairs provides 3 bedrooms and bathroom. Externally there is a yard to the rear and on-street parking to the front.

Lot  
39

## 8 Pennington Road, Liverpool, L21 8HY

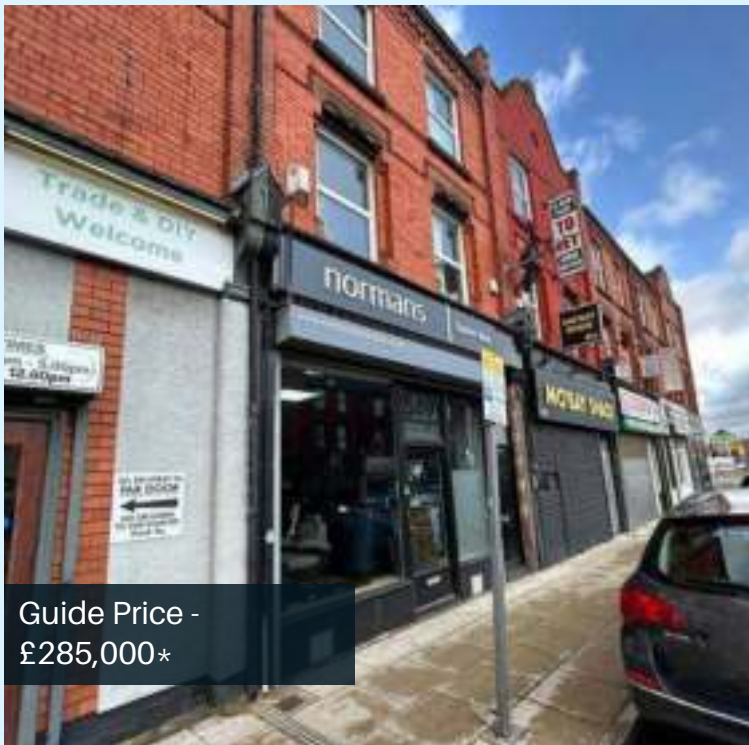


Guide Price - £75,000\*

A good sized 3 bedroom terraced property, with additional loft room, in the popular L21 postcode of Litherland. The property has been modernised throughout and is being sold with tenant in situ. Accommodation comprises: Entrance hall, open plan living/dining room and kitchen to the ground floor. Upstairs provides 3 bedrooms and bathroom. Externally there is a yard to the rear and on-street parking to the front.

Lot  
40

## 549/549a Smithdown Road, Liverpool, L15 5AF



Guide Price -  
£285,000\*

A mixed use property in a prime location on Smithdown Road, towards Allerton. Set across 4 floors, the building provides a shop/retail floor and a 6 bed HMO above. The retail unit is currently being used as an established barbers on a 5-year lease from March 2022, at £700pcm. On the ground floor is a laundry facility and drying room, and access to the rear yard, with a gate to Earsfield Road. To the first floor there is a communal lounge, bathroom and newly refurbished kitchen. The boiler was replaced in February 2023. There is 1 letting room on this floor. The second floor provides 3 letting rooms and a communal shower room, with WC and sink. The 3rd floor contains 2 further letting rooms. The HMO is currently let to 4 tenants@ £95pppw. This will reduce to £90pppw for 5 tenants and £85pppw for 6 tenants.



Lot  
41

## 19 King Street, Waterloo, Merseyside, L22 5NS



Guide Price -  
£175,000\*

A traditional 4 bedroom, red-brick property in the much sought after location of Waterloo, retaining many original features. Being sold with vacant possession, the property is to a good standard and ideal for owner/occupiers or as a strong buy-to-let. Accommodation is across 3 floors and comprises: Entrance Porch, hallway, 2 x reception rooms, kitchen and cloakroom to the ground floor. To the first floor are 3 bedrooms and bathroom. Stairs lead to the second floor with a large double bedroom. There is a nicely finished patio/yard area to the rear, garden and on-street parking to the front. The property is in a prime position for the shops/restaurants and tourist attractions of Crosby and Crosby Coastal Park.

Lot  
42

## 35 Cheapside, Liverpool, L2 2DY



Guide Price -  
£325,000\*

A high quality 5 bedroom HMO investment opportunity, in a City Centre location, ideal for student or corporate lets. The property is fully furnished and configured as five good sized double bedrooms, with workspaces and plenty of storage. There is a contemporary kitchen and two modern bathrooms across the building. Currently fully let to students until July 2024 at £140pppw, giving a high rental income of £36,400 per annum.



Lot  
43

## 39-41 City Road, Liverpool, L4 5UN



A good sized 3 bedroom end-terrace house, located close to shops, transport links and Everton Football Club. Being sold with vacant possession, the property requires a scheme of updating, following which could be placed on the private rental market for circa £750pcm/£9,000 per annum. The property will also appeal to owner/occupiers or developers for the resale market. There is scope to reconfigure into 2 flats, subject to obtaining appropriate Planning. Accommodation comprises: Entrance hall, lounge, sitting room, kitchen/diner and utility room. To the first floor there are three spacious bedrooms and shower room. The property benefits double glazed windows, gas central heating system and rear courtyard.

Lot  
44

## 403 Orleans House, Liverpool, L3 9AH



A rare auction opportunity with this spacious 2 bedroom apartment situated in one of the most sought-after locations of Liverpool City Centre. Located on the 5th floor, the modern accommodation briefly comprises: Entrance hall, open plan living area, fully fitted kitchen with integrated appliances, master bedroom with en-suite shower room, further bedroom and contemporary main bathroom. The development retains many original features and also benefits from on-site concierge. Being sold with tenant in situ on a fixed term contract of £1,125pcm until February 2024. This provides a strong initial rental income until vacant possession in the New Year.

**CLICK HERE FOR THE FULL COMMON  
AUCTION CONDITIONS**

**TO TAKE A LOOK AT OUR HANDY GUIDES  
FOR ALL THINGS BUYING AT AUCTION,  
CLICK HERE.**

# ONLINE AUCTIONS BUYING GUIDE

Venmore Online Auctions is a new, innovative and pioneering platform for buying and selling property. It provides all the benefits synonymous with traditional auctions, including speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet, or mobile phone.

- Immediate exchange
- 28 day completion
- Longest established Auction House in Merseyside
- Buyer's Premium - this is % + Vat (1.2% inc of Vat) minimum of £1,500 + Vat (£1800 inc of Vat)
- 10% deposit payable on winning bid \*

## REGISTRATION

### A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Venmore Online Auctions you will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number, this is required so we can easily keep in touch. You will also need to provide to the Auctioneers certified photo ID (e.g. driver's licence or passport) and certified proof of address (dated within the last 3 months) in order that we can carry out our standard Anti Money Laundering checks, prior to you being able to enter a bid on any lot.

## ACCEPT TERMS

### ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction 'Terms and Conditions'. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

## BIDDER SECURITY

### REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

To bid online a holding fee is required. In order to bid you will be required to register a credit or debit card. The Holding Fee is a non-refundable £5,000 payable on a winning bid, which will be deducted from the 10% deposit due. We use SagePay which provides a secure, online card registration facility, and they will attempt to place a 'hold on funds on your account for the Holding Fee amount (often known as a 'payment shadow' as no money is taken at this stage). The Holding Fee will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the Holding Fee, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

## AUCTIONEER REVIEW

### FINAL STEP - AUCTIONEER REVIEW

Once you have completed the bidder registration steps, Venmore will review your registration to bid. We may contact you to obtain some additional information, so that we can verify your identity electronically - this is a quick and simple process which leaves a 'soft footprint' on your credit file and won't affect your credit score. You will be notified by email as soon as you have been approved to bid.



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