

A nighttime photograph of a city street in Liverpool. The scene is illuminated by streetlights and building lights, creating a vibrant atmosphere. In the foreground, there are long, curved light trails from cars, primarily in red and white. The background features several buildings, including a prominent one with a large, ornate facade and a tall construction crane. The overall composition is dynamic and captures the energy of the city at night.

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

A nighttime city street scene featuring a large, illuminated building with a glass facade on the left and a tall apartment building on the right. The foreground shows a road with red light trails from traffic. The text is overlaid on the scene.

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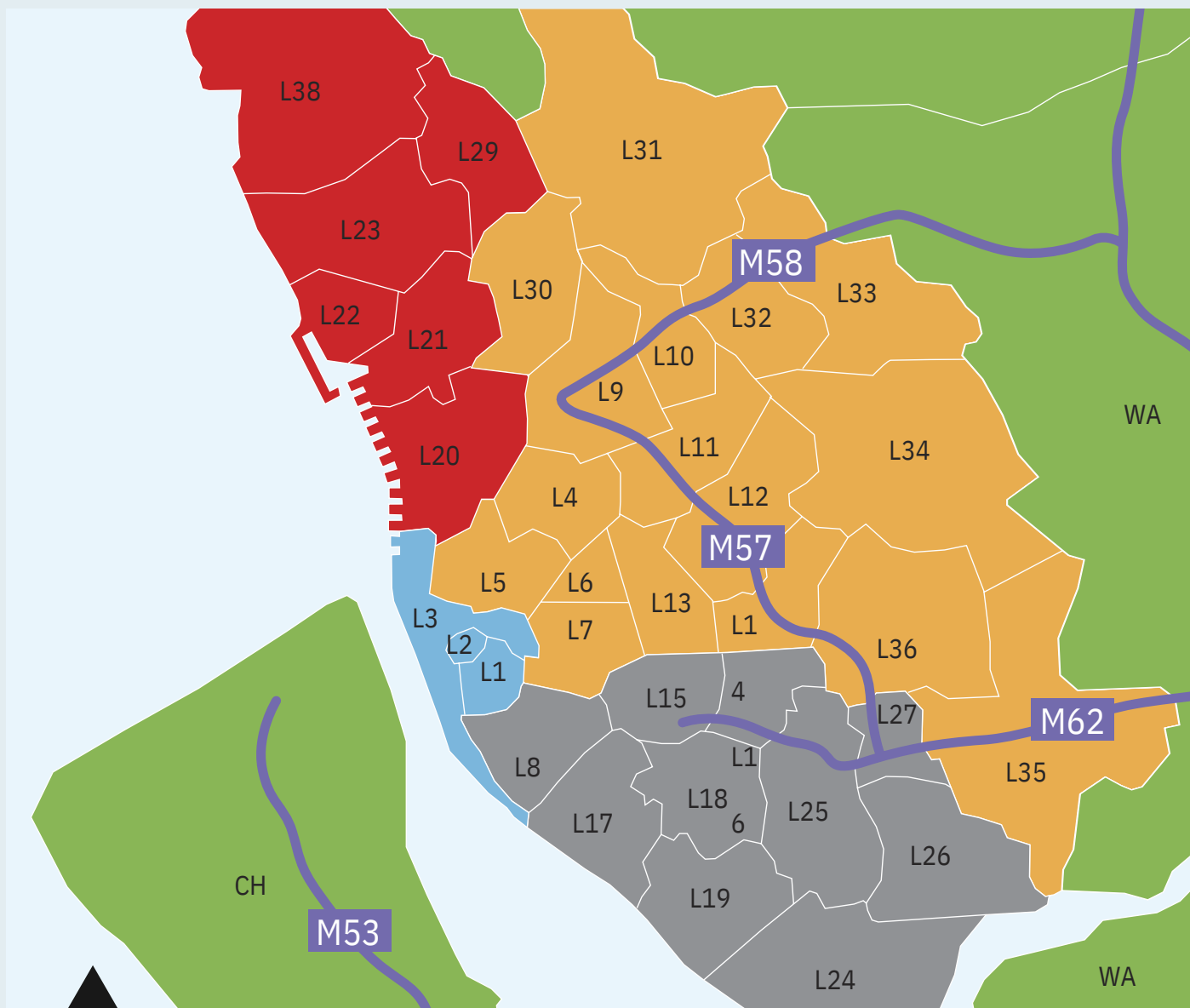
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Order of Lots

46 Lots

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| Lot | Address | Guide Price* |
|-----|---|----------------|
| 1 | <u>Flat 1 53 Rocky Lane, Anfield, L6 4BB</u> | £50,000 PLUS* |
| 2 | <u>67 Seaforth Road, Liverpool, L21 3TX</u> | £105,000 PLUS* |
| 3 | <u>23 Hayfield Street, Liverpool, L4 0RU</u> | £65,000 PLUS* |
| 4 | <u>98 Halewood Road, Liverpool, L25 5PF</u> | £220,000 PLUS* |
| 5 | <u>55 Ottley Street, Liverpool, L6 3AL</u> | £60,000 PLUS* |
| 6 | <u>Flat 2 36 Pelham Grove, Liverpool, L17 8XD</u> | £200,000 PLUS* |
| 7 | <u>4 Calderstones Avenue, Liverpool, L18 6HX</u> | £250,000 PLUS* |
| 8 | <u>128 Moore Street, Bootle, L20 4PL</u> | £60,000 PLUS* |
| 9 | <u>33 Atheldene Road, Liverpool, L4 9TU</u> | £80,000 PLUS* |
| 10 | <u>41 Burns Street, Bootle, L20 4RJ</u> | £60,000 PLUS* |
| 11 | <u>14 Ellel Grove, Liverpool, L6 4AB</u> | £105,000 PLUS* |
| 12 | <u>33 Maskell Road, Liverpool, L13 2AD</u> | £80,000 PLUS* |
| 13 | <u>Flat 1 7 Swiss Road, Liverpool, L6 3AT</u> | £55,000 PLUS* |
| 14 | <u>Apartment 39 1 Crosshall Street, Liverpool, L1 6DQ</u> | - |
| 15 | <u>134 Lower Breck Road, Liverpool, L6 0AG</u> | £130,000 PLUS* |
| 16 | <u>32 Vineyard Street, Garston, Merseyside, L19 2PU</u> | - |
| 17 | <u>Flat 25 188 Lord Street, Southport, PR9 0QG</u> | £115,000 PLUS* |
| 18 | <u>Apartment 7 80 Addenbrooke Drive, Speke, Merseyside, L24 9LL</u> | - |
| 19 | <u>The Saddle Inn 86 Fountains Road, Liverpool, L4 1ST</u> | £275,000 PLUS* |
| 20 | <u>4 Bedford Road, Bootle, L20 7DL</u> | £45,000 PLUS* |
| 21 | <u>Apartment 247, The Reach 39 Leeds Street, Liverpool, L3 2DD</u> | - |

CLICK ON ADDRESS FOR MORE INFO

| Lot | Address | Guide Price* |
|-----|--|----------------------|
| 22 | <u>116a Linacre Road, Liverpool, L21 8JT</u> | £50,000 PLUS* |
| 23 | <u>64 Bardsay Road, Liverpool, L4 5SG</u> | £65,000 PLUS* |
| 24 | <u>Apartment 57, The Reach 39 Leeds Street, Liverpool, L3 2DA</u> | - |
| 25 | <u>44 Harrowby Road, Birkenhead, CH42 7HU</u> | £55,000 PLUS* |
| 26 | <u>Apartment 19, Beech Rise Roughwood Drive, Liverpool, L33 8WY</u> | £20,000 PLUS* |
| 27 | <u>95 Max Road, Liverpool, L14 4BQ</u> | £75,000 PLUS* |
| 28 | <u>32 Penkett Road, Wallasey, CH45 7QN</u> | £275,000 PLUS* |
| 29 | <u>Apartment 901 Silkhouse Court 7 Tithebarn Street, Liverpool, L2 2AA</u> | - |
| 30 | <u>111 Price Street, Birkenhead, CH41 3PG</u> | £85,000 PLUS* |
| 31 | <u>Unit 404 City Point Great Homer Street, Liverpool, L5 3LD</u> | £30,000 PLUS* |
| 32 | <u>205 Hardshaw Street, St. Helens, WA10 1JU</u> | £55,000 PLUS* |
| 33 | <u>33 Saker Street, Liverpool, L4 0RA</u> | £55,000 PLUS* |
| 34 | <u>337 Smithdown Road/ 2 Gainsborough Road, Liverpool, L15 3JJ</u> | £215,000 PLUS* |
| 35 | <u>50/50a & 52/52a Bridge Road, Litherland, Merseyside, L21 6PH</u> | £250,000 PLUS* |
| 36 | <u>13 St. Bride Street, Liverpool, L8 7PL</u> | £425,000 PLUS* |
| 37 | <u>30 & 32 Balmoral Road, Fairfield, Merseyside, L6 8NF</u> | £395,000 PLUS* |
| 38 | <u>25 Buckfast Drive, Formby, Merseyside, L37 4HD</u> | £175,000 - £180,000* |
| 39 | <u>58 Grange Road West, Birkenhead, CH41 4DB</u> | £85,000 PLUS* |
| 40 | <u>20 Shaw Street, Hoylake, CH47 2BN</u> | £140,000 PLUS* |
| 41 | <u>Flat B 8 Dudley Road, Wallasey, CH45 9JP</u> | £85,000 PLUS* |
| 42 | <u>Apt.66, Block B 2 Nation Way, Wolstenholme Square, L1 4LB</u> | £45,000 PLUS* |

Order of Lots

46 Lots

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| Lot | Address | Guide Price* |
|-----|--|---------------------|
| 43 | <u>Land At Quarry Road, To The Rear Of 55-57 Kremlin Drive, Liverpool, L13 7BX</u> | £155,000 PLUS* - |
| 44 | <u>44-45 Marled Hey, Liverpool, L28 0QL</u> | £165,000 PLUS* |
| 45 | <u>5-7 Old Chester Road, Bebington, Merseyside, CH63 7LA</u> | £90,000 PLUS* - |
| 46 | <u>42 Connaught Road, Liverpool, L7 8RP</u> | £110,000 PLUS* |

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Lot
01

Flat 1 53 Rocky Lane, Anfield, Merseyside, L6 4BB



Guide Price -
£50,000 PLUS*

This is a lovely ground floor, one bedroom flat located in the popular residential area of L6, close to all local amenities and shops along both Rocky Lane and West Derby Road. The flat is fully self-contained and has been recently modernised benefiting from double glazing, central heating and its own private garden area to the rear. This is a turn key investment and could be let immediately for circa £475/£500pcm.

Lot
02

67 Seaforth Road, Liverpool, L21 3TX



Guide Price -
£105,000 PLUS*

This is a large commercial property on Seaforth Road in a busy commercial and residential part of Litherland. Set across three floors, it has previously been a solicitors' office on the ground floor and the upper two floors have been used for storage. The property could be re-developed to offer self-contained flats on the upper floors and following a scheme of works could achieve a combined rental income of circa £18,500.

**Lot
03**

23 Hayfield Street, Liverpool, L4 0RU



A 2 bedroom terraced house situated on popular residential street in Anfield L4, just a stone's throw from Anfield Football Stadium. Sold with tenant-in-situ on an AST of £485pcm/ £5,820pa, it is a strong rental investment. Accommodation comprises: kitchen, living room and bathroom to the ground floor. To the first floor, there are two double bedrooms. Externally, is a yard to the rear and on-street permit parking to the front. The property has double glazing and gas central heating.

**Lot
04**

98 Halewood Road, Liverpool, L25 5PF



A 3- bedroom semi- detached house located a short walk away from both Woolton and Gateacre village, there are local amenities a short distance away, and it is situated in the catchment for excellent local schools. It is being offered with vacant possession and is in need of a scheme of refurbishments, following which, there is potential to add capital value for the resale market. Sitting on a substantial corner plot there is potential to extend both to the side and rear of the property subject to the relevant planning permission.

**Lot
05**

55 Ottley Street, Liverpool, L6 3AL



**Guide Price -
£60,000 PLUS***

A large garage/warehouse situated on Ottley Street L6, with a separate car/van entrance on Geneva Road L6. The garage is being offered vacant possession and has been recently refurbished benefiting from mains gas, water and a three-phase electrical supply. The property consists of a large workshop area including a car/van lift, a washroom/WC and an office space.

**Lot
06**

Flat 2 36 Pelham Grove, Liverpool, L17 8XD



**Guide Price-
£200,000 PLUS***

A modern two bedroom duplex apartment, located in the popular L17 postcode and close to Lark Lane. The property has recently been modernised to a high standard and would appeal to owner/occupiers or buy-to-let investors. Being sold with vacant possession, potential rental income could achieve circa £800-£850pcm. To the Ground Floor is a large lounge and dining room. Stairs lead downstairs to the kitchen, shower room and 2 double bedrooms with fitted furniture. The property benefits from off-street parking, is double glazed and has gas central heating.

Lot
07

4 Calderstones Avenue, Liverpool, L18 6HX



Guide Price-
£250,000 PLUS*

A large 4- bedroom detached house located a short walk away from the popular Calderstones Park and Allerton Road. The property is being offered with vacant possession and is in need of a full scheme of works, following which, there is potential to add capital value for the resale market. To the ground floor there is a substantial hallway, 2 reception rooms, a large kitchen, downstairs WC and wash room. The first floor contains 4 good sized bedrooms and a large family bathroom. The property also benefits from front and back gardens, off street parking and a garage.

Lot
08

128 Moore Street, Bootle, L20 4PL



Guide Price -
£60,000 PLUS*

A traditional 2-bedroom terrace property located in a residential part of Bootle, within a mile of Bootle town centre. Sold with tenant-in-situ on an AST of £450pcm/ £5,400pa, it is a strong rental investment. Accommodation comprises: entrance hall, lounge, kitchen/dining room to the ground floor. Upstairs provides 2 good sized bedrooms. The property has double glazing and gas central heating. Outside is an enclosed yard to the rear, on-street parking to the front.

Lot
09

33 Atheldene Road, Liverpool, L4 9TU



A good size 3-bedroom mid terrace in an ideal location close to all local amenities and easily accessible to Liverpool City Centre. The property is being sold with vacant possession and requires some refurbishment but offers scope for capital increase for the re-sale market. It would be ideal as an owner occupier home, or strong potential for buy-to-let investors.

Lot
10

41 Burns Street, Bootle, L20 4RJ



Located in Bootle, this 2 bedroom end-terrace property provides spacious accommodation in a popular residential location. The property requires a scheme of updating and decoration and once carried out the potential rental income is £600-£650pcm. Accommodation comprises: Entrance hall, through lounge and kitchen to the ground floor. Upstairs provides 2 good sized bedrooms and bathroom. The property benefits from double glazing and gas central heating. To the front is on-street parking and there is a yard to the rear.

**Lot
11**

14 Ellel Grove, Liverpool, L6 4AB



**Guide Price -
£105,000 PLUS***

A high yield opportunity with this three-storey terraced property, reconfigured to provide three self-contained flats. All flats are fully tenanted to provide a rental income of £13,668 per annum. The flats comprise of 3 x 1 bedroom with lounge, kitchen and bathroom. The property benefits from gas central heating and double glazing. Ellel Grove is located in the Tuebrook L6 postcode, just off Rocky Lane close to all local amenities and is a popular student rental area.

**Lot
12**

33 Maskell Road, Liverpool, L13 2AD



**Guide Price
£80,000 PLUS***

A three- bedroom mid terraced house located just off Prescott Road in L13 within close proximity to Old Swan, a popular and well- established residential location close to local amenities, schooling and transport links. The property is currently let on an AST achieving £550pcm, however, following a rent review this could be increased to circa £800pcm.

Lot
13

Flat 1 7 Swiss Road, Liverpool, L6 3AT



Guide Price-
£55,000 PLUS*

This is a lovely ground floor, one bedroom flat located in the popular residential area of L6, close to all local amenities and shops. The flat is fully self-contained and has been modernised benefiting from double glazing, central heating and its own private garden area to the rear. This is a turn key investment and could be let immediately for circa £560pcm.

Lot
14

Apartment 39 1 Crosshall Street, Liverpool, L1 6DQ



Guide Price-
£70,000 PLUS*

Set in the Westminster Chambers Development is this ground floor 1 bedroom apartment, ideal as a City Centre dwelling. Being sold with vacant possession, it is ready for the rental market and could achieve in the region of £675-£700pcm. Accommodation comprises: Hallway, one double bedroom, large reception room and bathroom. The property is situated amongst shops, bars, restaurants and within walking distance of the Albert Dock.

**Lot
15**

134 Lower Breck Road, Liverpool, L6 0AG



**Guide Price-
£130,000 PLUS***

A 3 bedroom semi detached property, located in a prime L6 location and providing large family space. Being sold with vacant possession, the property could be let on the private rental market circa £850pcm. Accommodation comprises: porch, hallway, 2 reception rooms, kitchen, three bedrooms and bathroom. Outside is a good sized garden to the rear and driveway/garage to the front. Close to Anfield football ground, local shops, schools and right next to Breckside Park, it is also just 3 miles from the City Centre. The property is double glazed and has gas central heating.

**Lot
16**

32 Vineyard Street, Garston, Merseyside, L19 2PU



**Guide Price-
£85,000 PLUS***

A two- bedroom mid terrace house located in the popular residential area of L19. The property is being sold with vacant possession and requires a scheme of refurbishment throughout. Upon completion of the works needed the property could achieve a rental income of circa £750pcm.

**Lot
17**

Flat 25 188 Lord Street, Southport, PR9 0QG



**Guide Price-
£115,000 PLUS***

bedroom with en-suite. Outside is secure allocated parking and communal seating areas.

A large two bedroom apartment situated on the fifth floor in Block A overlooking Lord Street. Being sold with vacant possession, this is ready to go for a buy to let investor with potential income circa £800pcm. It will also appeal to owner occupiers wishing for a town centre dwelling. Located on the fifth floor, the apartment has two balconies to enjoy the views and also has an allocated parking space. Accommodation comprises: Communal entrance hall, lift to all floors. Entrance hall with storage, open plan living/dining room with fitted kitchen. There are two double bedrooms, the master bedroom with en-suite. Outside is secure allocated parking and communal seating areas.

**Lot
18**

Apartment 7 80 Addenbrooke Drive, Speke, Merseyside, L24 9LL



**Guide Price
£60,000 PLUS***

A one-bedroom flat located on the first floor of the development and close to all local shops and amenities. The property is currently tenanted on an AST at a rental of £425 pcm, however could achieve in the region of £475pcm, which could give a gross yield of over 12% of the Guide price. Accommodation comprises: Entrance hall, open plan lounge/kitchen, one bedroom and a bathroom. Outside is a communal carpark.

**Lot
19**

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



**Guide Price
£275,000 PLUS***

A traditional Public House located on Fountains Road in L4. The Saddle Inn is a fully working pub with a bar area and two lounges with historic memorabilia. Upstairs provides a good standard of living accommodation set across two floors and comprising of 4 bedrooms. This could lend itself to either the private rental market or short-term tourist lets. Accommodation comprises: Bar & lounge, second lounge, cloakrooms, cellar, outdoor area. Upstairs provides Living room, modern kitchen, stairs up to bedroom/lounge and store room. Further stairs lead to 3 bedrooms and shower room. The property could be retained as a public house or re-configured to provide alternative uses, subject to the appropriate Planning Consent.

**Lot
20**

4 Bedford Road, Bootle, L20 7DL



**Guide Price
£45,000 PLUS***

A mid terrace 2-bedroom property in Bootle, providing a redevelopment opportunity in a strong buy-to-let area. Being sold with vacant possession, the property requires a full scheme of works, following which, it could be listed on the private rental market of circa £550pcm. Accommodation comprises: Entrance hall, through lounge/dining room, kitchen, 2 double bedrooms and bathroom. Outside is a yard to the rear and on-street parking to the front.

**Lot
21**

Apartment 247, The Reach 39 Leeds Street, Liverpool, L3 2DD



A great investment opportunity with this large penthouse apartment located in The Reach development. Being sold with tenant-in-situ on an AST of £1,500pcm, the apartment is finished to a high standard with many state-of-the-art features including mood lighting, porcelain flooring and under-floor heating. Accommodation comprises: 2 bedrooms, large open plan living/dining/kitchen area and bathroom. Outside is a wrap-around balcony with views of the City and two parking spaces are included.

**Lot
22**

116a Linacre Road, Liverpool, L21 8JT



An amazing opportunity with this 4-bedroom duplex apartment in Litherland L21. Being sold with vacant possession, the accommodation is vast and to a good standard. Accommodation comprises: Entrance Hall, kitchen, bedroom, bathroom, and lounge/dining room to the first floor. Upstairs provides a further 3 bedrooms. The property is located in a popular rental area of Litherland, amongst local amenities and good public transport links into the City.

**Lot
23**

64 Bardsay Road, Liverpool, L4 5SG



**Guide Price-
£65,000 PLUS***

A two bedroomed mid-terraced property providing good sized accommodation in a popular rental area. Currently being let on an AST of £475pcm, however there is scope for a considerable rent increase following a scheme of general renovation.

Accommodation comprises: Through living/dining room, kitchen and bathroom to the ground floor. Upstairs provides 2 x bedrooms. Outside is a yard to rear, on-street parking to front.

**Lot
24**

Apartment 57, The Reach 39 Leeds Street, Liverpool, L3 2DA



**Guide Price-
£75,000 PLUS***

This is a good size 2 bedroom flat that is currently let by way of an Assured Tenancy Agreement at £700pcm/£8,400pa. Located on the second floor, accommodation comprises: 2 bedrooms, bathroom and open plan kitchen/lounge. The property benefits from an allocated parking space and a 24 hour concierge.

**Lot
25**

44 Harrowby Road, Birkenhead, CH42 7HU



**Guide Price-
£55,000 PLUS***

A good sized mid-terraced property located in the middle of Harrowby Road, Birkenhead. Very popular with staff of St Catherine's hospital, this is a strong buy-to-let investment and is being sold with tenant-in-situ on an AST of £450pcm/£5,400 per annum. Accommodation comprises: Entrance hall, through lounge/dining room and kitchen to the ground floor. Upstairs offers 2 good sized bedrooms and bathroom. Outside is yard to the rear and on-street parking to the front.

**Lot
26**

Apartment 19, Beech Rise Roughwood Drive, Liverpool, L33 8WY



**Guide Price-
£20,000 PLUS***

This is a nice size 2 bedroom flat that is currently by way of an AST tenancy at £450pcm/£5,400pa. Located on the third floor, accommodation comprises: 2 bedrooms, bathroom and kitchen/lounge. The property benefits from double glazing, electric storage heaters, secure communal/fob entry, en-suite bedroom, fantastic views and secure parking to the rear of the development.

**Lot
27**

95 Max Road, Liverpool, L14 4BQ



**Guide Price-
£75,000 PLUS***

A good sized 3 bedroom mid-terrace property located in Dovecot/Knotty Ash, close to major transport links and local amenities, including reputable schools. Being sold with vacant possession, it is ideal as a buy-to-let investment with potential rental income circa £750pcm. It will also appeal to owner occupiers or investors for the re-sale market. Accommodation comprises: Entrance hall, lounge, kitchen, bathroom and three bedrooms. Externally there is front off-road parking and rear patio and garden. The property has gas central heating and is double glazed.

**Lot
28**

32 Penkett Road, Wallasey, CH45 7QN



**Guide Price-
£275,000 PLUS***

A former church building set in a prime location on a good-sized plot, set back from the main road by long gardens. This detached commercial property, has until recently, been used as a day care centre, but could provide a number of opportunities such as the space and size of plot. In brief the property comprises of a large open plan area, a raised mezzanine platform, kitchen, washroom, store room, two offices, and wc. The property also benefits from gas central heating and retains many of its original features.

**Lot
29**

Apartment 901 Silkhouse Court 7 Tithebarn Street, Liverpool, L2 2AA



**Guide Price-
£135,000 PLUS***

A rare opportunity with this immaculate City Centre furnished apartment in Silkhouse Court with 2 bedrooms, one with en-suite and being sold with vacant possession. Located on the 9th floor, the apartment has City views and is ready to be let on the rental market for circa £1,000pcm. Accommodation comprises: Communal foyer and lift to all floors. Entrance hall, 2 bedrooms (one with en-suite), open plan living/dining/kitchen area and double shower room. An allocated parking space is included in the sale.

**Lot
30**

111 Price Street, Birkenhead, CH41 3PG



**Guide Price-
£85,000 PLUS***

A modern style 2 bedroom mid-terrace house which will appeal to owner-occupiers or buy-to-let investors. The property is situated in a central & convenient location with easy access to shops, schools and transport links, including the M53 mid-Wirral motorway. Being sold with vacant possession, the property provides easily managed accommodation which could be re-let for circa £600pcm, 8.5% yield on the Guide price. Accommodation comprises: Entrance vestibule, living room and kitchen/diner to the ground floor.

Upstairs provides 2 bedrooms and bathroom. Outside there is a garden with flagged driveway to the front plus further garden area to the rear. The property benefits from gas central heating and is fully double glazed.

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**Lot
31**

Unit 404 City Point Great Homer Street, Liverpool, L5 3LD



City Point is purpose-built student housing accommodation in the heart of Liverpool, close to the City Centre and University campuses. Located on the 4th floor, the flat offers ensuite accommodation with a quarter double bed, desk, chair, wardrobe, and shelves. The communal facilities include kitchen, lounge area, gym, cycle storage, laundry facilities and free car parking. The flat is currently tenanted at £99 per week until the end of August. It is then set to increase to a minimum of £120 per week.

**Lot
32**

205 Hardshaw Street, St. Helens, WA10 1JU



A 2 bedroom mid terrace property, situated close to the town centre and with residence parking available. Being sold with vacant possession, the property requires a scheme of refurbishment, following which, could enter the rental market at circa £600-£650pcm. It also has the potential to add capital value for the re-sale market. Accommodation comprises: Vestibule, lounge/dining room, kitchen and downstairs bathroom. The first floor provides 2 bedrooms.

Lot
33

33 Saker Street, Liverpool, L4 0RA



This is a spacious 2-bedroom mid terrace house in a popular residential location in Anfield L4. The property is offered with Vacant Possession and following a scheme of redecoration, the property could be let with a market rent of circa £550pcm or alternatively could provide an excellent family home. Accommodation includes: Hallway, lounge/dining area and kitchen to the ground floor. Upstairs provides 2 double bedrooms and bathroom. Outside, rear yard and on-street parking.

Lot
34

337 Smithdown Road/ 2 Gainsborough Road, Liverpool, L15 3JJ



A large corner mixed-use property in a prime location on Smithdown Road and Gainsborough Road. Set across 3 floors, plus basement, the building provides a shop/retail floor and four self-contained flats. The property is fully let on 2 separate 5 year leases, until March with 2028, bringing a combined income of £24,059.64 per annum. The ground floor of 337 Smithdown Road is leased to an established letting agent. The upper floors are accessed via 2 Gainsborough Road and provide 3 x studio

flats and 1 x two bedroom flat, all tenanted. The property is secured by way of roller shutters, has electric heaters and is predominantly double glazed. Outside there is a yard to the rear.

**Lot
35**

**50/50a & 52/52a Bridge Road, Litherland, Merseyside,
L21 6PH**



**Guide Price-
£250,000 PLUS***

A double fronted mixed-use property in a prime location next to Bridge Road roundabout in Litherland. Set across 3 floors, the ground floor provides a high standard of open plan offices, with separate services, kitchen/staff room and cloakroom facilities. It is currently leased to a Tax Advisory business until October 2024 at £14,000 per annum. To the upper floors there are a two self-contained duplex flats, one x 2 bedroom and one x 3 bedroom. The 3 bedroom flat is currently let on an AST at £545pcm, however this could be increased at the next rent review. The 2 bedroom flat is

currently vacant and could be re-let at circa £550pcm. Outside there is a courtyard to the rear.

**Lot
36**

13 St. Bride Street, Liverpool, L8 7PL



**Guide Price-
£425,000 PLUS***

A 3 storey, mid terrace, 6- bedroom HMO situated in the Georgian Quarter of Liverpool. The property is currently let to 6 students 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
37**

30 & 32 Balmoral Road, Fairfield, Merseyside, L6 8NF



**Guide Price-
£395,000 PLUS***

This is a large pair of semi-detached houses that has been configured to provide a fully licensed seven-bed HMO and a fully licenced nine bed HMO. Located in the popular L6 Postcode, the properties are partly tenanted at present with 14 of the rooms let producing a current rental income of £60,578 per annum. Each of the rooms are large doubles and benefit from their own kitchen facilities while there are communal bath/shower rooms on each floor. The property benefits from double glazing and central heating. The properties would be ideal student lets or would suit

young professional lets. All Universities, Royal Liverpool Hospital and Liverpool City Centre are within walking distance.

**Lot
38**

25 Buckfast Drive, Formby, Merseyside, L37 4HD



**Guide Price-
£175,000 - £180,000***

A good sized family home in the popular area of Formby, ideal for a buy-to-let or development investor. The property is being sold with vacant possession and requires a scheme of modernisation. Following works, the property could enter the rental market for circa £950 - £1,000pcm. Accommodation comprises: Entrance hall, through lounge/rear dining room, fitted kitchen and conservatory on the ground floor. Upstairs provides 3 bedrooms and family bathroom. Outside is a driveway and garden to the front, block paved patio and lawned area to the rear.

**Lot
39**

58 Grange Road West, Birkenhead, CH41 4DB



A mixed use building set on a corner plot of Grange Road West and Eastbourne Road, within walking distance of Birkenhead Town Centre. Being sold with vacant possession, the property provides a strong buy-to-let opportunity or re-development. The ground floor offers a commercial unit with counter area, shop floor, kitchenette and cloakroom. With separate entrance off Eastbourne Road, the residential space provides a basement, kitchen/utility area to ground floor, bathroom, 2 bedrooms and open plan kitchen/living room on the upper floors. The property requires a scheme of refurbishment, following which, the shop could be leased for circa £550pcm and the flat for circa £450 - £500pcm.

**Lot
40**

20 Shaw Street, Hoylake, CH47 2BN



This two-bedroom semi-detached property offers deceptively spacious accommodation and is located in the highly sought after location of Hoylake. It is being offered with vacant possession and could be immediately placed on the rental market for circa £11,400.

Lot
41

Flat B 8 Dudley Road, Wallasey, CH45 9JP



Guide Price-
£85,000 PLUS*

This is a spacious 2 bedroom, second floor flat, located in a popular location close to New Brighton front. Being sold with tenant-in-situ on a rental income of £300pcm, there is scope to significantly increase this to circa £550pcm. Accommodation comprises: Hallway, 2 bedrooms, lounge, kitchen/diner and bathroom. Outside are mature gardens to the front, rear garden and on-street parking. There are also fire escape steps that lead up from the back garden to the kitchen door of the Flat B.

could be leased for circa £550pcm and the flat for circa £450 - £500pcm.

Lot
42

Apt.66, Block B 2 Nation Way, Wolstenholme Square, L1 4LB



Guide Price-
£45,000 PLUS*

A modern and spacious 4th floor studio apartment conveniently located within Liverpool City Centre. The property is being offered with vacant possession and is ready to place on the rental market with a potential rental income of circa £7,800 per annum. The current EPC rating is B.

**Lot
43**

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



**Guide Price-
£155,000 PLUS***

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 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
44**

44-45 Marled Hey, Liverpool, L28 0QL



**Guide Price-
£165,000 PLUS***

A former public house with land to the front and rear extending to approximately 0.556 acres. The property is to be sold with vacant possession due to the closure of the pub, which has been empty for over two years. The building is deemed unusable in its current condition and would require a full scheme of renovation works, including structural repair, or demolition. The site is substantial and provides the potential for residential development, subject to obtaining appropriate Planning.

Lot
45

5-7 Old Chester Road, Bebington, Merseyside, CH63 7LA



A double fronted commercial unit, located in a busy footfall area, right opposite Bebington Station on the Wirral. Until recently the building has been used as a bar and is configured with 2 main lounge areas, bar, storage and cloakrooms. It has been successfully leased at £1,000pcm/£12,000 per annum. Such is the space, it has the flexibility to be reconfigured for a number of retail, hospitality or business uses. To the rear is a shared carpark and there are roller shutters to the front for security.

Lot
46

42 Connaught Road, Liverpool, L7 8RP



A two bedroom traditional terraced property in Kensington, close to The Royal Liverpool Hospital, Universities and City Centre. The property is being sold with vacant possession and requires a full scheme of refurbishment. Following works it could be rented by the room or as a family home. It will also appeal to developers for the resale market. Accommodation comprises: Entrance hall, 2 reception rooms, cellar, and kitchen to the ground floor. Upstairs provides 2 bedrooms and bathroom. Outside is on-street parking to the front and yard to the rear.

Lot
47

100A Tulketh Street, Southport, PR8 1BX



Guide Price-
£100,000 PLUS*

A detached investment property, configured as two self contained flats in a sought after location in Southport. Each flat has its own private entrance, the ground floor comprising of: 2 bedrooms, bathroom, kitchen and lounge. The first floor flat comprises: 1 bedroom plus a box room, kitchen, lounge and bathroom. There is double glazing throughout and electric heating. Outside is a small front garden with driveway and access to detached garage. To the side is a patio garden with access to a larger garden beyond. The flats are currently tenanted, however we are reliably informed that Notice has been served and the tenants are due to vacate. Rental income is circa £12,000 per annum.

Lot
48

28 Reedville Grove, Moreton, CH46 1QX



Guide Price-
£90,000 PLUS*

A good sized bungalow located in a cul-de-sac position in Moreton on the Wirral. There is potential for development or reconfiguration, subject to Planning, to provide a strong re-sale opportunity. Accommodation comprises: Porch, entrance hall, lounge, bedroom, dining hall/second bedroom and kitchen. Outside is a driveway to the front and gardens to the rear.

Lot
49

Briancon Rose Brow, Liverpool, L25 4RA



Guide Price-
£300,000 PLUS*

A rare auction opportunity to purchase this landmark three bedroom detached house, set on a substantial plot, in an elevated position on the corner of Rose Brow and Woolton Road. Located in the highly sought after area of L25, the property is well placed for easy access to both Gateacre and Woolton Village, with excellent local amenities and transport links. It is being offered with vacant possession and offers unique accommodation which, following a scheme of renovation, could be a stunning home.

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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.

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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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