

AUCTION HOUSE MANCHESTER

Manchester East 0161 925 3254

Manchester West 0161 231 1499

Email: manchester@auctionhouse.uk.net

www.auctionhouse.uk.net/Manchester

AUCTION ADDENDUM 10th FEBRUARY 2015

LOT 2 – 1 Brierley Street, Bury - SOLD PRIOR

LOT 6 – 20 Jasmine Court, Liverpool, L36 7YZ – Guide Price changed to £55,000+

LOT 9 - 222 Copster Hill Road – Guide Price has been amended to £66,500+

LOT 11 – 10 Buttermere Road – GUIDE INCREASED to £65,000 - £75,000

LOT 12 – 41A Guernsey Road – GUIDE REDUCED to £75,000+

LOT 14 - 46 Miranda Road, Bootle, L20 2EF – Completion is set for 27th February 2015.

LOT 14A – 50 Westdale Road – SOLD PRIOR

LOT 34 – Ladybarn, Milnrow - See legal pack for further details but as no approval has yet been obtained any prospective developer must satisfy themselves that the scheme will be acceptable to the Local Planning Authority. No guarantee can be given that approval will be forthcoming.

LOT 37 – The Silver Birch – GUIDE REDUCED to £28,000 +

LOT 38A – 25 St James Row – GUIDE REDUCED to £40,000+

LOT 42 – 23 Hunslet Street – Auction House have now inspected this property and can confirm that accommodation comprises; ground floor - lounge & kitchen. First floor - two bedrooms & bathroom. Yard to rear.

LOT 43 – 13 Axbridge Walk – GUIDE INCREASED to £85,000+

LOT 45 – 11 South Hill Street – SOLD PRIOR

LOT 46 – 331 Mount Road – Deposit must be paid by debit card or bankers draft.

LOT 57 – 33 Reed Street – GUIDE REDUCED to £23,000+

LOT 58 – 4 Pine Street – GUIDE REDUCED to £30,000 +

LOT 59 - 1A & 1B Charnock Street, Preston, PR1 6DR – Please note, 1 Charnock Street is held on one title, please refer to the Legal Pack for further details.

LOT 62 – 23 Stratfield Place – GUIDE REDUCED to £60,000+

NOW ACCEPTING LOTS FOR OUR 24th MARCH AUCTION

IMPORTANT NOTICE

The auctioneers cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include agents or solicitors fees/costs and disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries.

Auction Director: C J Adams. Auction House Lancashire Ltd. Reg. Office: Second Floor Office Suite, The Pavilion, Cowell Cross, Church Street, Lancaster LA1 1YS. Reg. in England 4276981

the property auction specialist