

**Bootle**  
**13 Burns Street,**  
**Liverpool,**  
**Merseyside**  
**L20 4RJ**

**BY ORDER OF A HOUSING ASSOCIATION**

**Tenure**

Long Leasehold. The property is held on a long lease for a term of 999 years from 25th March 1901 (thus having approximately 884 years unexpired) at a ground rent of £6.50 per annum.

**Location**

The property is situated on the west side of Burns Street, close to its junction with Peel Road. Local shops are accessible to the north-east along Knowsley Road (A566), with a more extensive range of shopping facilities being available in Bootle town centre. Rail services run from Bootle New Strand Station approximately one mile to the south-east. The open spaces of North Park and Derby Park are nearby. The M57 Motorway is to the east via the A506.

**Description**

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

**A Long Leasehold Mid Terrace House**

**Accommodation**

**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom/WC

**To View**

The property will be open for viewing every Monday and Thursday before the Auction between 10.00 – 10.30 a.m.  
These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession**



**VACANT –**  
**Long Leasehold House**

225  
LOT

**Doncaster**  
**31 Alexandra Road,**  
**Balby,**  
**South Yorkshire**  
**DN4 0ND**

**A Freehold Mid Terrace House subject to an Assured Tenancy**

**Tenure**

Freehold.

**Location**

The property is situated on the west side of Alexandra Road, close to its junction with Balby Road (A630). Shops are available along Balby Road, with a more extensive range of shops and other facilities being available in Doncaster town centre. Rail services run from Doncaster Station approximately 1.2 miles to the north-east. The open spaces of Hexthorpe Park and Westfield Park are nearby.

**Description**

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

**Accommodation**

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:

**Two Bedroom Accommodation**



**Tenancy**

The property is subject to an Assured Tenancy at a rent of £425 per calendar month.

**Total Current Rent Reserved £5,100 per annum (equivalent)**

**INVESTMENT – Freehold House**

226  
LOT

**Kettering**  
**4 Wardle Court,**  
**Northamptonshire**  
**NN16 8RY**



**BY ORDER OF MORTGAGEES**

**A Long Leasehold Semi-Detached Bungalow**

**Tenure**

Long Leasehold. The property is held on a lease for a term of 999 years from 7th September 1987 (thus having approximately 971 years unexpired) at a current ground rent of £50 per annum.

**Location**

The property is situated on the east side of Crown Street, on its junction with Princes Street. Shops are available along Rockingham Road to the west, with a more extensive range of shops and other facilities being available in Kettering town centre to the south-west. Rail services run from Kettering North Station, approximately 1.4 miles to the south-west. Local schools and colleges are within a two mile radius, including Kettering Buccleuch Academy approximately one mile to the north-east.



**Description**

The property comprises a semi-detached bungalow arranged beneath a pitched roof.

**Accommodation**

**Ground Floor** – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession**

**VACANT – Long Leasehold Bungalow**

227  
LOT

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.