

ABSOLUTE PUBLIC AUCTION

INVESTMENT OPPORTUNITY!!

4 BR RANCH HOUSE w/2 CAR GARAGE ON 1.1 ACRES

CHESTER SPRINGS

TUESDAY, MAY 21, 2019 AT 4 PM



LOCATION: 1900 Art School Rd, Chester Springs, PA 19425. From Chester Springs, head north on PA-113 N for 1.5 miles, left onto Yellow Springs Rd. for 0.4 miles, left onto Art School Rd for 0.6 miles to destination on left.

REAL ESTATE: Come out and see this scenic property of just over an acre in Chester Springs with woods supporting various wildlife. **HOUSE:** 4-bedroom ranch house w/basement containing approximately 2,075 sq.ft. Large entrance room w/solid wood double doors leads to the kitchen which has an island w/sink; 24 x 12 dining area w/hardwood floor and plenty of windows making it very bright; 13 x 16 living room; 2) 10 x 11 bedrooms, one w/hardwood floor; 11 x 14 bedroom w/hardwood floor; full bath; and 12 x 20 master bedroom w/full bath. The house has a 28 x 26 basement w/washer and dryer hook-ups, oil hot water heat w/ central air, on site well & septic. The property contains a 17 x 24 detached 2-car garage w/electric door opener.

NOTE: This is a great investment opportunity! The inside needs restoration but has a great range of possibilities. So, come out and see this opportunity that you don't want to miss! Property must be sold! Opening bid starting at \$30,000.

OPEN HOUSE: Saturday, May 4 & 11 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Gertrude Young. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: 1.1

School District: **Downingtown Area**

Township: **West Pikeland**

County: **Chester**

Taxes: **\$5,830**

Zoning: **CR**

Type: **Ranch**

Construction: **Stone & Vinyl**

Roof: **Shingle**

Square Feet: **2,075**

Age, Condition: **1962, Poor**

Flooring: **Hardwood/ Laminate/Carpet**

Bedrooms: **4**

Baths: **2 Full**

Laundry: **Yes**

Basement: **Yes**

Fireplace: **2 Flues**

Heating: **Oil Hot Water**

Cooling: **C/A**

Appliances: **Elec. Range, Microwave**

Deck/Porch: **Porch**

Garage: **2 Car Detached**

Outbuildings: **None**

Water: **On Site**

Sewer: **Septic**

Room Sizes

Foyer: 6 x 19 Kitchen: 9'6 x 10 Dining Room: 12 x 24 Living Room: 13 x 16 Bedrm: 10 x 11 Bedrm: 10 x 11 Bedrm: 11 x 14 Master Bedrm: 12 x 20



Information deemed correct but not guaranteed.

AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com

610-286-5183