

PUBLIC AUCTION

2 BR RANCH HOUSE ON 2.76 MOSTLY WOODED ACRES

HONEY BROOK AREA

THURSDAY, JUNE 27, 2019 AT 5 PM



LOCATION: 954 Birdell Road, Honey Brook, PA 19344. From Honey Brook take 322 E for 3.1 miles, right onto Birdell Road for 1.1 mile to sign on left.

REAL ESTATE: Stucco sided 2 BR 1 Bath Ranch house containing approx. 1,062 sq. ft. on 2.76 mostly wooded acres. House features a small tiled foyer/mudroom; living room w/bow window, brick hearth & wood burning stove; kitchen w/gas range & refrigerator; dining room; laundry room w/washer & dryer; 2 bedrooms; and a full bath. The home has a partial basement; woodstove heat; on site well & septic. The property contains a work shop w/electric and fenced garden area w/water pond.

NOTE: This affordable property would make a great cabin retreat or quiet secluded home for the nature enthusiast with its rustic natural surrounds, wildlife and privacy.

OPEN HOUSE: Saturday, June 8, 15 & 22 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Christopher Mealey. 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: **2.76**

School District: **Twin Valley**

Township: **Honeybrook**

County: **Chester**

Taxes: **\$1,172**

Zoning:

Type: **Ranch**

Roof: **Tin**

Square Feet: **1,062**

Flooring: **Carpet, Vinyl, Tile**

Bedrooms: **2**

Baths: **1 Full**

Laundry: **Yes**

Basement: **Partial**

Fireplace: **Woodstove**

Heating: **Woodstove**

Cooling: **None**

Appliances: **Elec. Range, Refrigerator**

Deck/Porch: **No**

Garage: **No**

Outbuildings: **Work Shop**

Water: **On Site**

Sewer: **Septic**

Room Sizes

Kitchen: **9 x 9** Dining Room: **9 x 15** Living Room: **10'6 x 23'6** Laundry: **7 x 9** Bedrm: **9 x 11** Bedrm: **10 x 12** Full Bath: **9 x 13**



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