

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

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|--|--|---|-------------------------------|
| Lot Size/Acres: 1.1 | Construction: Stone & Vinyl | Laundry: Yes | Garage: 2 Car Detached |
| School District: Downingtown Area | Roof: Shingle | Basement: Yes | Outbuildings: None |
| Township: West Pikeland | Square Feet: 2,075 | Fireplace: 2 Flues | Water: On Site |
| County: Chester | Age, Condition: 1962, Poor | Heating: Oil Hot Water | Sewer: Septic |
| Taxes: \$5,830 | Flooring: Hardwood/ Laminate/Carpet | Cooling: C/A | |
| Zoning: CR | Bedrooms: 4 | Appliances: Elec. Range, Microwave | |
| Type: Ranch | Baths: 2 Full | Deck/Porch: Porch | |

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.

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