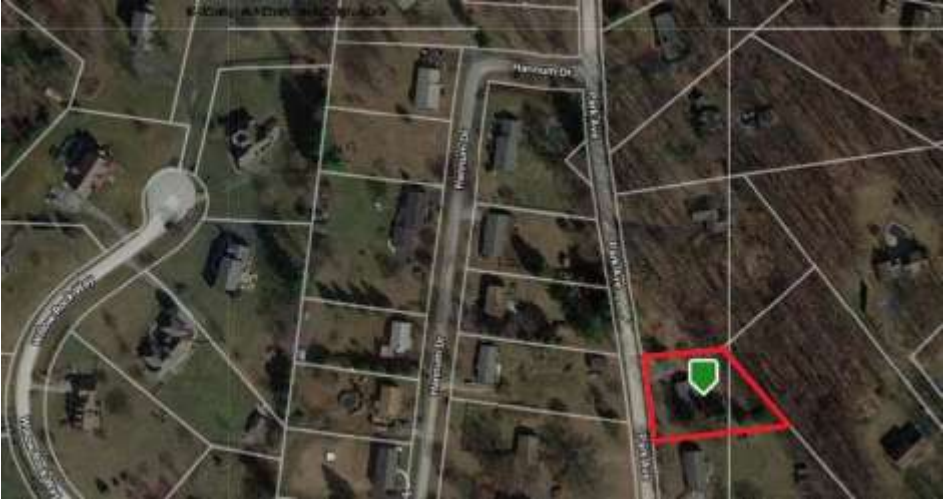


TAX MAP



★PERSONAL PROPERTY★

To Be Added...

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

113 South Park Avenue

Coatesville, PA 19320

*Well Built 1 Story Home on a Level
.47 Acre +/- Lot with Mature Trees &
Shrubbery*

**Antiques, Furniture, Glassware, Avon,
Books, Tools & Household Goods**

Tuesday, September 10, 2019 - 3:00 PM

Real Estate at 6:00 PM

East Fallowfield Twp – Coatesville Area School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 113 S. Park Avenue, Coatesville, PA 19320

DATE: Tuesday, September 10, 2019 3 PM Real Estate at 6 PM

OWNER: Ernest E. Herman

★FEATURES★

Well Built 1 Story Home on a Level .47 Acre +/- Lot with Mature Trees & Shrubbery. Great Low Traffic Location with Easy Access to Major Routes. Seriously for Sale – Don't Miss it!!

★SPECIAL FEATURES★

Living & Dining Hardwood Floors Under Carpet
Kitchen with Electric Oven/Range, Plus Wall Oven
Upgraded Electric Heater & Central A/C
Ceiling Fans in Kitchen & Hallway

★PURCHASE PRICE INCLUDES★

Electric Oven/Range
8'x10' Storage Shed

Electric Wall Oven
Sump Pump

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by October 18, 2019.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Sunday, August 11, 2019 from 1-3^{pm} &

Monday, August 12, 2019 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Coatesville Take Route 82 to Strasburg Road. Turn Right to Park Avenue. Turn Right to Auction on Right.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: 1 Story Ranch
YEAR BUILT: 1961 Remodeled 1986
LOT DESCR: .47 Acres +/- (Plot Plans on Back)
ZONING: R2
TAX PARCEL: 47-04-0037.0100
DEED REF: M32-195
LIVING AREA: 1,092 Sq. Ft. +/-

TAXES: YEAR: 2019

\$3,958

School: Coatesville Area

\$471

County: Chester

\$323

Municipal: East Fallowfield Twp

\$4,752

TOTAL

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	13'x18'	1st	Wall to Wall Carpet
DINING	8'x12'	1st	Wall to Wall Carpet
KITCHEN	8'x12'	1st	Vinyl
BEDROOM	11'x13'	1st	Wall to Wall Carpet
BEDROOM	9'x12'	1st	Wall to Wall Carpet
BEDROOM	10'x10'	1st	Wall to Wall Carpet

BATHS: Full Bath on 1st Floor

LAUNDRY: Area in Basement

HEATING: Oil Hot Water Baseboard/Central A/C

WATER HEATER: Summer/Winter Hook Up

BASEMENT: Full

GARAGE: Off Street Parking

WINDOWS/DOORS: Insulated Replacement Windows

WATER: Well

SEWER: On Site Septic

ROOF: Shingle

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but is not guaranteed.*