

# PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

95 Park Avenue, Coatesville PA 19320

Well Kept 2½ Story Home

With 1 Bedroom Cottage on a .72+/- Acre Lot

*Wednesday, October 5, 2016 · 6:00<sup>pm</sup>*

**DIR:** From Rt 82 and Strasburg Rd, take Strasburg Rd West to Left on Park Avenue. Property on Left.



## ★REAL ESTATE★

Main House: 1<sup>st</sup> floor: Living room w/fireplace, dining room with 2 w/built-in corner cupboards, kitchen, laundry/mudroom & powder room. 2<sup>nd</sup> floor: 2 Bedrooms and full bath. 3<sup>rd</sup> floor: 2 Bedrooms. Full basement w/concrete floor, oil hot water heat (new in 2015), some insulated replacement windows, on site well & septic (both shared with cottage).

Cottage: Living room, den, kitchen, laundry/mudroom, bedroom and full ceramic tile bath. Electric baseboard heat & some insulated replacement windows.

## ★OPEN★

Wednesday, September 7, 2016 · 4-6<sup>pm</sup> & Sunday, September 11, 2016 · 2-4<sup>pm</sup>

## ★TERMS★

10% Down payment day of Auction. Balance by November 18, 2016. Buyer pays all Realty Transfer Taxes.

**FOR:** Nancy E. Wilkinson

**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

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