

# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**Well Built Brick Rancher w/Attached  
1 Car Garage on a .56+/- Acre Lot**

**173 W. Ridge Road**

**Nottingham PA 19362**

*W. Nottingham Twp – Oxford Area Schools*

**Tuesday, October 18, 2016 - 6:00 PM**



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

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

**ADDRESS:** 173 W. Ridge Road, Nottingham PA 19362

**DATE:** Tuesday, October 18, 2016

**OWNER:** Grace M. Hawthorne

**★FEATURES★**

Well built brick Rancher with an attached oversized 1 car garage on a .56+/- acre level lot of land.

Convenient location with easy access to Route 1 Bypass.

Seriously for Sale – Don't Miss It!

**★SPECIAL FEATURES★**

Large Living/Dining Combo w/Stone Fireplace w/Heat-o-later & Ceiling Fan/Light;

Oak Kitchen w/Appliances;

Bathroom Skylight;

Brick Bar in Unfinished Basement;

9'x11' Front Deck;

Partial Fenced Back Yard.

*Note: Shared well with neighboring property at this time.*

**★PURCHASE PRICE INCLUDES★**

Electric Oven/Range

Refrigerator

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by November 30, 2016.

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, September 25, 2016 from 2-4<sup>pm</sup> &

Tuesday, September 27, 2016 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Rt 1 Bypass just North of PA/MD border, take Ridge Road West to Property 500' on Left.

**STYLE:** Brick Rancher

**YEAR BUILT:** 1962+/-

**LOT DESCR:** .56+/- Acre

**ZONING:** Industrial

**TAX PARCEL:** 68-06-0129

**DEED REF:** 7372-916

**LIVING AREA:** 1,435+/- SF

**TAXES: YEAR: 2016**

\$2,568

**School:** Oxford Area

347

**County:** Chester

112

**Municipal:** W. Nottingham Twp

\$3,027

**TOTAL**

**3 Bedrooms 1 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING/DINING	18x24	1 <sup>st</sup>	Hardwood
KITCHEN	10x13	1 <sup>st</sup>	Vinyl
BEDROOM	10x12	1 <sup>st</sup>	Hardwood
BEDROOM	9x12	1 <sup>st</sup>	Hardwood
BEDROOM	8x12	1 <sup>st</sup>	Hardwood

**BATHS:** 1 Full bath on 1<sup>st</sup> floor

**LAUNDRY:** Area in basement

**HEATING:** Oil hot water baseboard

**WATER HEATER:** Electric

**BASEMENT:** Full/concrete floor

**GARAGE:** Oversized 1 car attached

**WINDOWS/DOORS:** Some aluminum w/screens

**WATER:** Shared well

**SEWER:** On site septic

**ROOF:** Shingle

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