



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

WELL-LOCATED 3 BEDROOM MANHEIM HOME



Sat. December 18, 2021 • 12PM

**142 N. CHARLOTTE ST.
MANHEIM, PA 17545**

This 3-bedroom Manheim duplex sits on a quiet street but offers easy access to Route 72. **The first floor** of the home features a large eat-in kitchen, laundry room, dining room and family room. **The second-floor** hosts 3 bedrooms and a full bath along with access to a large walk-up attic. The basement is unfinished. **Additional amenities** include 3 off-street parking spots, brick porch and walk-way, new windows in 2016, and walking distance to local restaurants and shop.

AUCTIONEER'S NOTE:

**Open Houses: Sat. Dec. 4, 1pm – 3pm
& Sat. Dec. 11, 1pm – 3pm
Or Call For An Appointment**

Auction for: Brian & Crystal Hammer
Attorney: Young & Young

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: 2-Story Duplex
Construction: Frame
Exterior: Vinyl, Brick
Roof: Asphalt, New Roof 2017
Square Footage: 1,326sq. ft.
Lot Size: 0.17 acres
Year Built: 1900
Heating/Cooling: Electric Baseboard Heat,

Water/Sewer: Public, Electric Water Heater
Electric: 100amp
Flooring: Carpet, Vinyl
Zoning: Residential
Taxes: \$2,805
School District: Manheim Central
Township: Manheim Borough

First Floor

Living Room: 12'4" x 12'6", Carpet

Dining Room: 12'5" x 12'5", Ceiling Fan, Carpet

Kitchen/Eat-in: 16'3" x 12'9", Side Entrance, Beadboard Wainscoting, Tile Backsplash, Ceiling Fan, Vinyl

Laundry: 6'4" x 9', Exterior Entrance, Vinyl

Second Floor

Bedroom 1: 9'11" x 11'3", Carpet

Bedroom 2: 19'3" x 12'5", Ceiling Fan, Walk through to Bedroom #3, Carpet

Bedroom 3: 12'6" x 12', Closet, Carpet

Bath: 13'3" x 4'8", Freestanding Tub, Shower, Linen Cabinet, Vinyl

Walk-up Attic: Potential Living Space

Lower Level

Unfinished

Exterior

Covered Front Porch, Rear Brick Patio

All Measurements are Approximate



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