



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# LARGE 4-BEDROOM PENN MANOR HOME WITH LARGE GARAGES



**Thurs. June 17, 2021 • 7PM**

**33 ALBRIGHT AVE.  
LANCASTER, PA 17603**

**T**his well-located 4-bedroom home sits just off Route 462 with easy access to 741, minutes from Downtown Lancaster and boasts a large, detached garage. **The first floor** features a large family room, large eat-in kitchen, 2 bedrooms and a full bath. The **second floor** hosts 2 additional bedrooms and a full bath. **The full basement** features a washer and dryer hook up. **Additional amenities** include a detached 2-car garage, large 16'x45' concrete block garage with 10' garage door, a large back yard, and hardwood floors throughout the home.

***AUCTIONEER'S NOTE: SETTLING AN ESTATE.  
THESE PROPERTIES ARE CURRENTLY BEING LEASED.***

Auction for: Estate of A. Leroy Mellinger  
Attorney: Tim Shawaryn

**Open Houses: Sat. June 5, 1pm – 3pm  
& Tues. June 8, 5pm – 6:30pm**  
Or Call For An Appointment

\*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:** 1.5 Story Conventional  
**Construction:** Frame  
**Exterior:** Vinyl  
**Roof:** Shingle  
**Garage:** Detached 2-Car Garage / Large 16'x45' Garage  
**Square Footage:** 1,380sq. ft.  
**Lot Size:** 0.11 acres  
**Year Built:** 1927

**Heating/Cooling:** Gas Hot Air Heat / Central AC  
**Flooring:** Hardwod  
**Water/Sewer:** Public  
**Zoning:** High Density Residential  
**Taxes:** \$2,790  
**School District:** Penn Manor SD  
**Township:** Manor Township



### LENDERS

**Chris Karshin**  
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