



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 5 BEDROOM MANHEIM TWP. TOWNHOUSE



**Tues. August 23, 2022 • 6PM**

**1103 FRANCES AVE.  
LANCASTER, PA 17601**

**T**his 5-bedroom Manheim Township townhouse is located in an up-and-coming neighborhood, along the same block as the Lancaster Catholic High School. **The house** is in need of cosmetic updating but offers potential and is perfect for first time home buyers. The **first floor of the home** features a living room, dining area, and eat-in kitchen. The **second floor** hosts 3 bedrooms and a full bath. The **third floor** boasts two more bedrooms. **Additional amenities** include a covered front porch, attached shed and rear alley access.

**AUCTIONEER'S NOTE: FAMILY IS SETTLING AN ESTATE**

**Open Houses: Sat. Aug. 13, 10am – 12pm  
& Mon. Aug. 15, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Leonard V. Kenderdine Est.  
Attorney: Jeff Goss

**\*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 Townhouse

**Construction:** Frame

**Exterior:** Brick

**Roof:** Metal, Rubber

**Square Footage:** 1,504sq. ft.

**Lot Size:** 0.04 acres

**Year Built:** 1900

**Heating/Cooling:** Electric Baseboard Heat

**Flooring:** Carpet, Vinyl

**Electric:** 200 amp

**Water/Sewer:** Public, Electric Water Heater

**Zoning:** Residential

**Taxes:** Approx. \$2,262

**School District:** Manheim Township SD

**Township:** Manheim Township

## First Floor

**Living/Dining Room:** 13'5" x 22'7", Closet, Carpet

**Kitchen/ Eat-in Area:** 15'1" x 9'6", Closet, Washer/Dryer Hook-up, Side Entrance, Carpet

## Second Floor

**Bedroom 1:** 10'2" x 12'7", Walk-out Bay Window, Closet

**Bedroom 2:** 9'3" x 11'10", Closet, Carpet

**Bedroom 3:** 6'9" x 9'10", Vinyl

**Bath:** 8' x 5'10", Tub/Shower Combination with Tile Surround, Linen Cabinet, Vinyl

## Third Level

**Bedroom 4:** 7'8" x 12'3", Closet, Dormer, Carpet

**Bedroom 5:** 12' x 12', Closet, Carpet

## Lower Level

Unfinished

## Exterior

Covered Front Porch, Attached Shed, Rear Alley Access

\*All Measurements are Approximate\*



## LENDERS

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