



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 4 BEDROOM BRICK RANCH HOME W/ 3 CAR GARAGE



**Thurs. September 8, 2022 • 6PM**

**564 LAMPETER RD.  
LANCASTER, PA 17602**

**T**his 4-bedroom, brick ranch style home sits on a large lot with mature landscaping and a detached 3-car garage. The main level of the home features a living room, dining room, kitchen, family room with fireplace and ample storage, a half bath, 4 bedrooms and a full bathroom. The basement is unfinished but hosts a laundry area, kitchen area, and access to the sun porch. Additional amenities include easy access to Route 462, Route 30, and Lancaster County Central Park. This home is in need of cosmetic updating but offers lots of potential!

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Aug. 27, 10am – 12pm  
& Mon. Aug 29, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Lois Anne Risser Est.  
Attorney: Nancy Hughes

\*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:** Ranch  
**Construction:** Masonry  
**Exterior:** Common Brick  
**Roof:** Composition Shingle  
**Garage:** Detached 3-Car Garage  
**Square Footage:** 1,934sq. ft.  
**Lot Size:** 1.00 acre  
**Year Built:** 1957

**Heating/Cooling:** Fuel Oil Warmed & Cooled Air  
**Water/Sewer:** Public Sewer, Well Water  
**Zoning:** Residential Medium High Density  
**Taxes:** \$5,560  
**School District:** Lampeter Strasburg SD  
**Township:** West Lampeter Township

### Main Level

**Kitchen 13'7 x 12'3**

**half bath (at the bottom of attic staircase)**

**DR 15'4 x 11'9 carpet**

**LR 22'7 x 15 carpet**

**FR 15'5 x 9'1 fireplace, ample storage via closets on either side of fireplace**

**BR 15'1 x 9'1 carpet closet**

**BR 11'6 x 10 carpet closet**

**BR 11'4 x 11 carpet closet**

**Full Bathroom 8'2 x 4'3 vinyl**

**BR 12'4 x 13'6 carpet closet**

### Unfinished Basement

**concrete floors, laundry area, kitchen area, access to sun porch**

**Enclosed Sun Porch 17'6 x 19'8 exposed exterior brick wall**



### LENDERS

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