

## MANOR TWP BRICK RANCH HOME

**Wed., September 18, 2024 • 6pm**

**9 HOLLY DRIVE  
LANCASTER, PA 17603**

**T**his partially renovated home is situated on a semiprivate lot within a quiet neighborhood. On the main level, you'll find a cozy family room with a fireplace, an eat-in kitchen, a full bathroom, and three bedrooms. The lower level accommodates a laundry room, an additional bedroom, and a spacious workshop. Outside, there's a large 2-tier deck, perfect for relaxing or entertaining, and the property is conveniently located near Route 999 and Little Conestoga Creek.



**Open Houses: Sat. Sept. 7, 10am-12pm  
& Mon. Sept. 9, 5pm-6:30pm  
Or Call For An Appointment**



### FEATURES

 **2-TIER DECK**


 **WORKSHOP**

 **FIREPLACE**

Auction for: Jonathan Thomas Estate  
Attorney: Lindsey Schoeneberger

**LEAD AUCTIONEER: Phil Nissley**



 **717-664-5238 or 877-599-8894**

 **www.hessauctiongroup.com**

 **contact@hessauctiongroup.com**

**JOHN M. HESS AUCTION SERVICE, INC.**

**AY000253L**

**Type:** Ranch  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 1,040 sq. ft  
**Lot Size:** 0.40 acres  
**Year Built:** 1959

**Heating/Cooling:** Heat pump/Central A/C  
**Water/Sewer:** Public  
**Zoning:** Low Density Residential  
**Taxes:** \$3,671  
**School District:** Penn Manor SD  
**Township:** Manor Twp.

## Main Floor:

**Kitchen:** 16'3 x 9'9, laminate, granite countertops, tile backsplash, outside entrance

**Living Room:** 17'3 x 11', laminate, brick fireplace

**Bedroom:** 12'7 x 11'4, laminate, closet, ceiling fan

**Bedroom/Office:** 9'3 x 10'3, laminate, closet, ceiling fan, sliding door access to deck

**Bedroom:** 11'5 x 8'3, laminate, closet, ceiling fan

**Full Bathroom:** 5'9 x 4'9, tile, tub/shower

## Basement:

**Partially finished**

**Family Room:** currently utilized as a bedroom 10'6 x 18'5, tile

**Laundry area/Workshop/Storage**

**\*All Measurements Approximate**



**\*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.

## LENDERS

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