

## PENN MANOR 3 BEDROOM RANCH HOME

Wednesday, August 6, 2025 • 6pm

1930 MANOR RIDGE DR.  
LANCASTER, PA 17603

**T**his ranch home in Manor Township is tucked away in a great neighborhood—perfect for first-time homebuyers or a great opportunity for investors. **The main level features** a cozy living room, formal dining area, a kitchen, three bedrooms, and a full bath. **The spacious unfinished basement offers** a laundry area, half bath, and plenty of storage, with potential to be finished into additional living space. **Additional amenities include** an attached one-car garage, outdoor patio & storage shed, and easy access to Routes 741, 462, and 30, as well as nearby shopping and grocery stores—all while enjoying the quiet residential setting.



**Open Houses: Sat. July 26, 10am-12pm  
& Mon. July 28, 5pm-6:30pm  
Or Call For An Appointment**



### FEATURES



**WELL LOCATED**



**ATTACHED GARAGE**



**OUTDOOR PATIO**

Auction for: Wesley Willard Estate  
Attorney: Melvin Newcomer

**LEAD AUCTIONEER: Phil Nissley**



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Ranch  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 1,007 sq. ft.  
**Lot Size:** 0.23 acres  
**Year Built:** 1953

**Heating/Cooling:** Oil Hot Air & Central AC  
**Water/Sewer:** Public  
**Zoning:** Medium Density Residential  
**Taxes:** \$2,841  
**School District:** Penn Manor SD  
**Township:** Manor Twp.

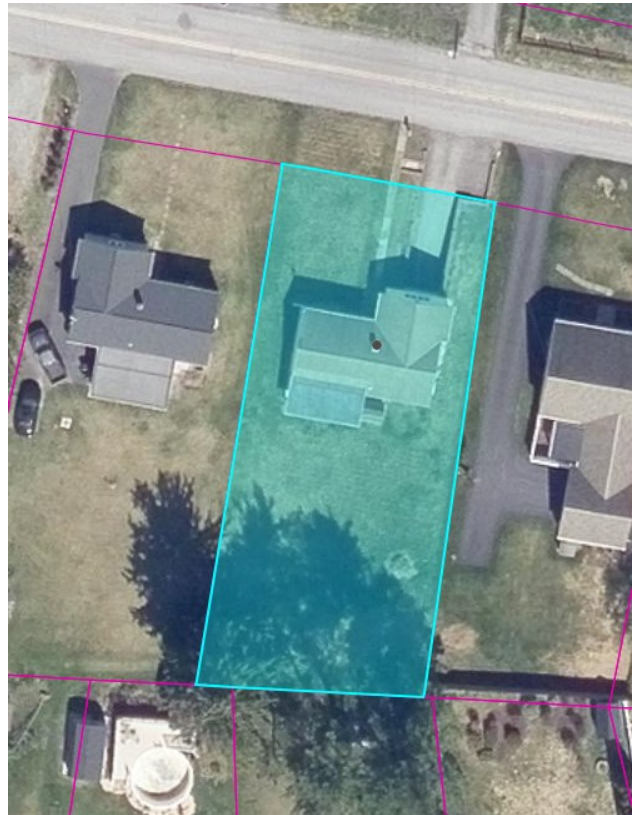
## First Floor

Living Room, 18' x 17'4, carpet, ceiling fan  
Kitchen, 10'7 x 7'7, ceiling fan  
Bedroom, 9'9 x 15'9, carpet, closet, ceiling fan  
Bedroom/Office, 12'3 x 6'6, paneling, closet  
Bedroom, 12'2 x 10'7, carpet, built ins, ceiling fan  
Full Bathroom, 7'2 x 4'9, tub/shower

## Basement

Garage access, laundry hook up, toilet in garage  
Unfinished, concrete block walls

*\*All Measurements Approximate*



**\*For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.