

EAST HEMPFIELD TWP. BRICK RANCH HOME

Tuesday, November 4, 2025 • 5pm

1761 WILSON AVE.
LANCASTER, PA 17603

This quaint brick ranch home is nestled in a residential neighborhood with convenient access to local shopping centers and restaurants as well as Routes 30 & 741. **The main floor of the home hosts** a cozy living room, an open kitchen & dining area, two bedrooms, and a full bathroom. **The partially finished basement features** an office area, storage room, an additional full bathroom, and a work area with laundry. **Additional amenities include** a screened in porch, an attached 1-car garage, and an outdoor shed. **Whether you are looking for your first home or looking to downsize, this is a great property in East Hempfield Township!**



Open Houses: Sat. October 25, 10am-12pm
& Mon. October 27, 5pm-6:30pm
Or Call For An Appointment



FEATURES



WELL LOCATED



ATTACHED GARAGE



SCREENED IN PORCH



Auction for: James Irvin
Attorney: Justin Bollinger

LEAD AUCTIONEER: Phil Nissley

717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Ranch
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Attached 1-Car
Square Footage: 1,119 sq. ft.
Lot Size: 0.25 acres
Year Built: 1955

Heating/Cooling: Gas Furnace / Central AC
* Gas Installed & AC Refurbished Approx. 2 years ago
Water/Sewer: Public
Zoning: Low Density Residential
Taxes: \$4,041
School District: Hempfield SD
Township: East Hempfield Twp.

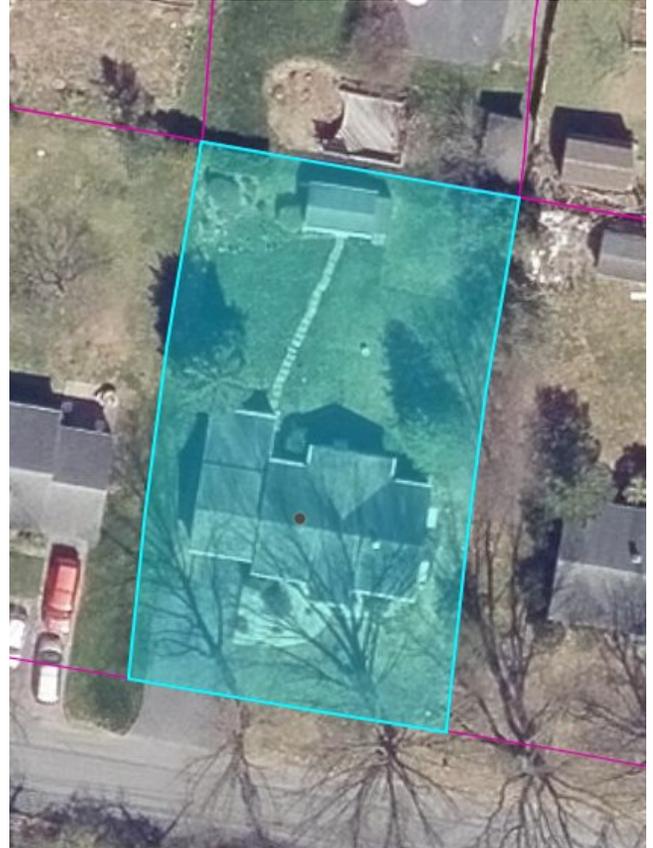
First Floor

Living Room, 11'14 x 21', carpet, closet, ceiling fan
Kitchen/Dining, 20'9 x 15'2, laminate and carpet, garage access, sliding door to backyard
Bedroom, 9'2 x 15'3, carpet, closet, ceiling fan
Bedroom, 9'4 x 11'6, carpet, closet
Full Bathroom, 14'6 x 5'9, carpet, tub/shower, closet
Attic access in hallway
Screened in porch off garage

Basement

Partially finished
Laundry/work area, 23'4 x 15'8
Full Bathroom, 4'4 x 7'6, shower stall
Storage Room
Office area, cedar closet
Sump pump

**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.