



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## COATESVILLE 4 BEDROOM HOME

**Saturday, January 3, 2026 • 1pm**

**622 WALNUT ST.  
COATESVILLE, PA 19320**

**T**his four bedroom home is situated in a residential neighborhood and offers easy access to Routes 30 & 340. The main floor of the home welcomes you with a formal living space, an additional living space, a dining room, and a kitchen. The second floor hosts three bedrooms and a full bathroom with the fourth bedroom being on the third floor. **Additional amenities include** a fenced in back yard, an outdoor shed and a closed in front porch. **While this home is in need of some cosmetic updating, it offers great potential as a first home or an investment property!**



**Open Houses: Sat. Dec. 20,  
10am-2pm  
Or Call For An Appointment**

### FEATURES



**INVESTMENT PROPERTY**



**OUTDOOR SHED**



**FENCED IN YARD**



Auction for: Linda Love  
Attorney:

**LEAD AUCTIONEER: John M. Hess**



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:** Duplex  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Square Footage:** 1,728 sq. ft.  
**Lot Size:** 0.078 acres  
**Year Built:** 1900

**Heating/Cooling:** Gas Heat  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4,067.66  
**School District:** Coatesville Area SD  
**Township:** Coatesville City

**Roof - Replaced 2000**  
**Leak in hallway - Repaired 2025**  
**Gas Furnace - Installed 2018**  
**Natural Gas Elite Agreement - 2025 (1 Year)**  
**Chimney Insert - Replaced June 2022**  
**Stove - Replaced 2022**  
**Hot Water Heater - 2023**



**\*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.