



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## WELL LOCATED 3 BEDROOM RANCH HOME

**Saturday, January 24, 2026 • 11am**

**3116 LINDA LN.  
SINKING SPRING, PA 19608**

**T**his well located ranch home, nestled in a quiet residential neighborhood, offers easy access to Route 422 and local amenities. The main floor of the home features a cozy living room with a wood burning fireplace, a formal dining area, an eat in kitchen as well as a convenient powder room and a family room. The floor continues with three bedrooms, a full bathroom and a spacious sun porch with vaulted ceilings and access to back patio. The partially finished basement provides additional living space, featuring another family room, a workshop area, a dedicated laundry area, and storage. Additional amenities include a home security system, an attached one car garage and an outdoor back patio, perfect for relaxing or hosting family & friends!



**Open Houses: Sat. Jan. 10, 10am-12pm  
& Sat. Jan. 17, 10am-12pm  
Or Call For An Appointment**



### FEATURES



**LARGE SUN PORCH**



**ATTACHED GARAGE**



**FIREPLACE**

Auction for: Margaret Himmelberger Estate  
Attorney:

**LEAD AUCTIONEER: John M. Hess**

717-664-5238 or 877-599-8894



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



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



AY000253L

**Type:** Ranch  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:**  
**Garage:** Attached  
**Square Footage:** 1,618 sq. ft.  
**Lot Size:** 0.29 acres  
**Year Built:** 1960

**Heating/Cooling:** Gas Heat & Central AC  
**Water/Sewer:**  
**Zoning:** Moderate Density Suburban  
**Taxes:** \$5,900  
**School District:** Wilson SD  
**Township:** Spring Twp.

## First Floor

**Living Room**, 13'3 x 17'8, open to dining area,  
hardwood, wood burning fireplace  
**Dining Area**, 11'10 x 10'4, hardwood, closet  
**Eat in Kitchen**, 11' x 10'3, vinyl, brick backsplash  
**Full Bathroom**, 10'5 x 4'8, vinyl, tub/shower  
**Family Room**, 11'4 x 11'9, carpet, closet, beams  
**Half Bathroom**, 5' x 4', carpet  
**Bedroom**, 11'2 x 14'3, carpet, closet  
**Bedroom**, 10'2 x 12'9, carpet, closet  
**Bedroom**, 13'4 x 10'4, carpet, closet  
**Sun Porch**, 17'5 x 15'13, carpet, ceiling fan, vaulted  
ceiling, sky lights, access to patio

## Full Basement

Partially finished, laundry area, workshop,  
family room, cedar closet

Water conditioning system, security system



*\* 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.