

## PARCEL 2: MANHEIM 3 BEDROOM HOME

Saturday, January 24, 2026  
1pm Parcel 1 • Parcel 2 to Follow

PARCEL 2: 126 N. CHARLOTTE ST.  
MANHEIM, PA 17545

**T**his three-bedroom semi-detached home, nestled in downtown Manheim, presents excellent potential as an investment property. The first floor features a cozy living room, an eat-in kitchen, an enclosed porch with laundry, a convenient powder room, and a bedroom. Upstairs, you'll find two additional bedrooms, a full bathroom, and two versatile bonus areas. Additional amenities include a detached garage, an outdoor shed and easy access to the local elementary school, restaurants, and shops.



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

### FEATURES



WELL LOCATED



INVESTMENT PROPERTY



DETACHED GARAGE

Auction for: Jay Kready

Attorney:

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

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

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**Type:** Two Story Duplex  
**Construction:** Frame  
**Exterior:** Metal Siding  
**Roof:** Composition Shingle  
**Garage:** Detached 1-Car  
**Square Footage:** 1,040 sq. ft.  
**Lot Size:** 0.17 acres  
**Year Built:** 1900

**Heating/Cooling:** Oil Hot Water Radiators  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$2,842  
**School District:** Manheim Central SD  
**Township:** Manheim Borough

## First Floor

Living Room, 11' x 13', carpet, chair railing  
Eat in Kitchen, 9' x 15', vinyl  
Laundry/Enclosed Porch, 13' x 8'10, concrete floor  
Half Bathroom, 5' x 3'10, vinyl, paneling  
Bedroom, 12' x 11', carpet, paneling

## Second Floor

Open Area, 11'4 x 11'9, carpet, closet, ceiling fan,  
access to partially finished attic  
Attic Room, 12'10 x 7'2, wood floors, sloped ceiling  
Bedroom, 9' x 9', carpet, chair railing  
Bedroom, 13' x 12', carpet, closet  
Full Bathroom, 9'5 x 5'7, vinyl, tub/shower

## Exterior

Shed  
Detached Garage

*\*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.