

## 3 BEDROOM HOME WITH FAMILY-FRIENDLY LAYOUT

Wednesday, May 20, 2026 • 6PM

1736 HERITAGE AVE,  
LANCASTER, PA. 17603

**T**his home is ideally situated near Route 30 and Route 462, providing easy access to shopping, dining, and all that downtown Lancaster has to offer. **The main level features** a spacious living room, an eat-in kitchen, a full bathroom, a master bedroom with private bath, and two additional bedrooms. **The basement includes** a cozy family room and a dedicated laundry area. **Outside, there is** a carport with an attached shed underneath, providing extra storage and convenience. **This home combines comfort and practicality, ready for you to make it your own.**




Open Houses: Sat. May 9, 10am-12pm  
& Mon. May 11, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES

 Convenient Location


 Spacious Basement

 Living Room & Family Room

Auction for: Judith Barton Estate  
Attorney: Grace Bond

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)

**Type:** Residential Family Dwelling  
**Construction:** Masonry  
**Exterior:** Common Brick  
**Roof:** Composition Shingles  
**Garage:** Carport, Flat Roof  
**Square Footage:** 1,118 Sq. Ft.  
**Lot Size:** 0.20 Acres  
**Year Built:** 1963

**Heating/Cooling:** Warmed & Cooled Air  
**Water/Sewer:** Public System  
**Zoning:** Medium Density Residential  
**Taxes:** \$3,377  
**School District:** Penn Manor SD  
**Township:** Manor Twp

**This home is handicap-friendly, featuring 36-inch-wide doors (compared to the standard 32 inches) and no-step entry at both the front and back.**

**First Floor:**

**Kitchen:** 12-4 x 14-11 (Vinyl)  
**Living Room:** 12-5 x 16-6 (Carpet)  
**Bathroom:** 8-6 x 6-5 (Vinyl)  
**Master Bedroom:** 12-10 x 12- 10 (Carpet)  
**Master Bathroom:** 5-9 x 8-5 (Vinyl)  
**Bedroom 2:** 12-4 x 10-10 (Carpet)  
**Bedroom 3:** 10-4 x 9-10 (Carpet)

*\*The living room, bedrooms, and hallways feature light maple hardwood floors beneath the carpet.*

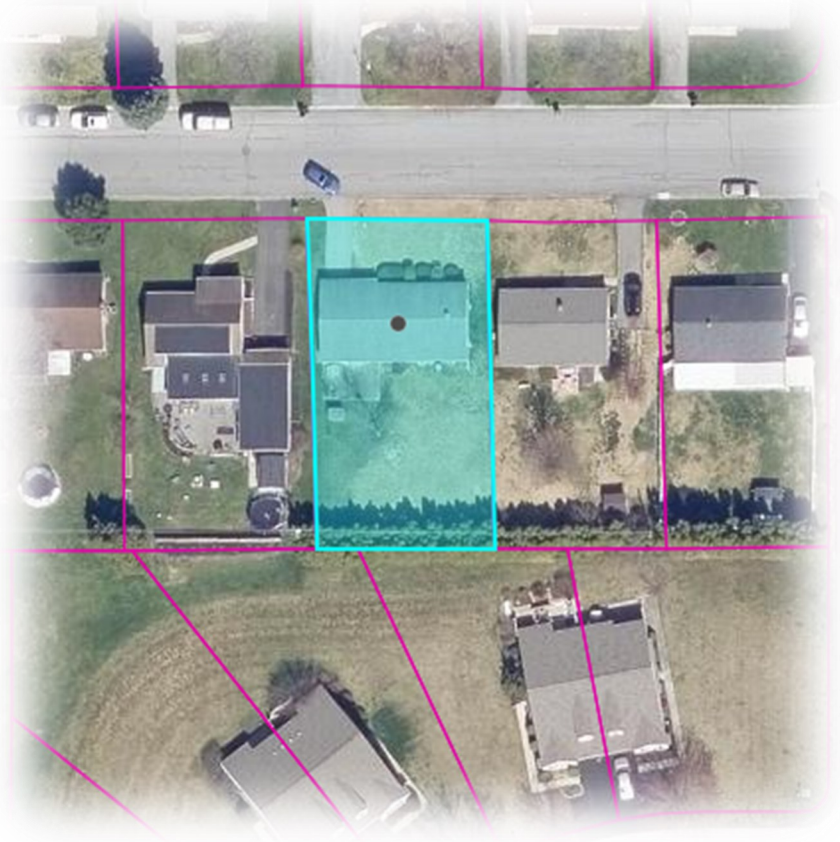
**Basement:**

**Laundry Area:** 21-1 x 12-8 (Cement)  
**Family Room:** 24-5 x 20'  
**Other:** 21-2 x 12-6 (vinyl)

**Exterior:**

**Carport w/ attached shed**

***\*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.

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