

PEACEFUL COUNTRY PROPERTY IN MANHEIM

Tuesday, September 1, 2026 • 6pm

**1178 N Penryn Road,
Manheim, PA 17545**

This Penn Township home offers a practical layout in a peaceful country location, perfectly situated between Manheim and the village of Penryn. **The property offers** plenty of potential and would benefit from some cosmetic updating, providing an opportunity to make it your own. **The main level features** a comfortable living room, a kitchen with convenient access to the basement, a full bathroom with an integrated laundry area, and an attached oversized two-car garage for added convenience. **Upstairs,** you'll find three well-sized bedrooms along with a second full bathroom, providing ample space for family or guests. **The unfinished basement provides** generous storage space. **Outside,** the property includes a storage shed for tools, lawn equipment, or seasonal items.

Whether you're looking for your next home or an investment opportunity, this Penn Township property offers a solid foundation in a desirable country setting with room to add your own personal touches.



Open Houses:
Sat. August 22, 10am-12pm
& Mon. August 24, 5pm-6:30pm
Or Call For An Appointment



FEATURES



CONVENIENTLY LOCATED



ATTACHED 2 CAR GARAGE



SHED

Auction for: C. Daniel Ambler
Attorney: Young & Young

LEAD AUCTIONEER: JOHN M. HESS



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Residential
Construction: Frame
Exterior: Metal
Roof: Composition Singles
Garage: Attached
Square Footage: 1,580 Sq. Ft.
Lot Size: 0.68 Acres
Year Built: 1860

Heating/Cooling: Forced Air Furnace
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$3,496
School District: Manheim Central SD
Township: Penn Twp

First Floor

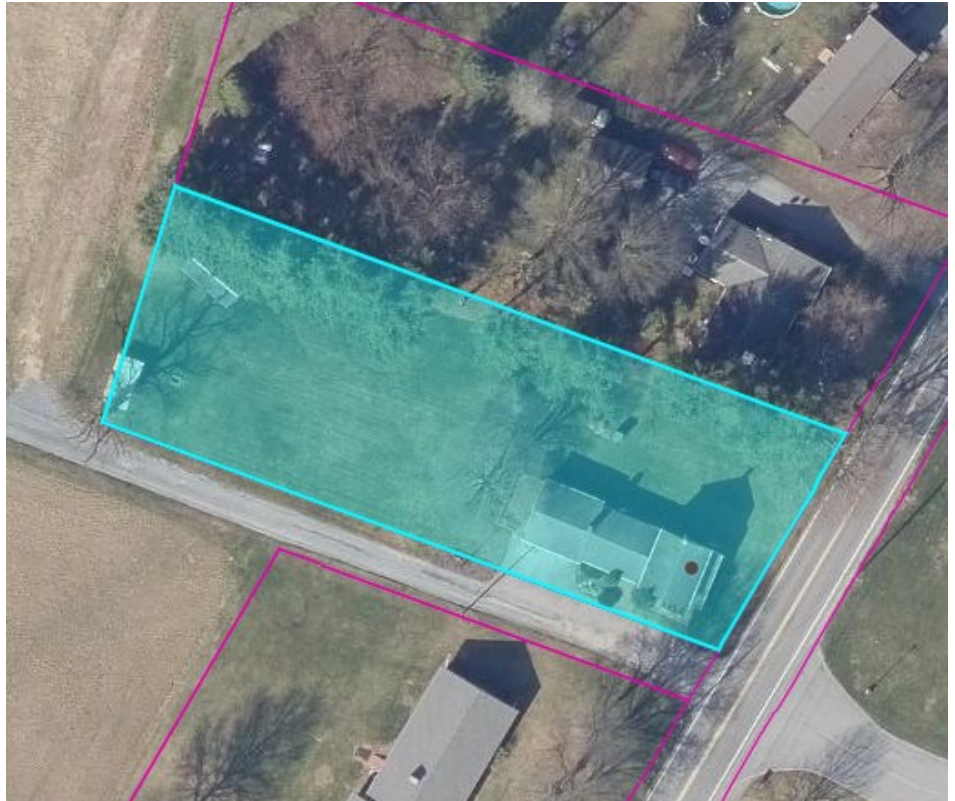
Living Room, 12'6 x 20', LVP, closet
Kitchen, 10'3 x 20', vinyl, ceiling fan, chair railing, basement access
Full Bathroom/Laundry Room, 7'11 x 8', carpet, shower stall
Family Room, 25'6 x 20', carpet, closet, painted paneling, fireplace

Second Floor

Bedroom, 10'6 x 8'10, vinyl, closet, painted paneling
Bedroom, 10'6 x 13'10, carpet, closet, ceiling fan
Bedroom, 10'10 x 9'1, carpet, painted paneling
Full Bathroom, 5'7 x 8'9, vinyl, walk up attic

Basement

Unfinished, low ceilings



****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.