

LANCASTER COUNTY 3 BEDROOM RANCH HOME

**Thursday, August 20, 2026
4pm Personal Property
6pm Real Estate**

**311 Little Britain Rd South,
Peach Bottom, PA 17563**

This well-maintained Lancaster County, Fulton Township three-bedroom ranch home is nestled in a beautiful country setting and offers a functional single-level layout with a recently remodeled eat-in kitchen, a beautifully updated full bathroom, a spacious family room, and three comfortable bedrooms. The owners have never had pets in the home, adding to its well-kept condition.

The mostly finished basement provides additional living space with a large open family room featuring a cozy wood-burning stove, a laundry area, ample storage, and the home's mechanical systems.

Outside, you'll find a detached two-car garage, a covered outdoor living area, and a stunning stone outdoor fireplace, creating the perfect space for entertaining, relaxing, or enjoying peaceful evenings while taking in the scenic surroundings. Combining comfortable living, desirable amenities, and a picturesque setting, this property is ready for its next owner.



**Open Houses:
Sat. August 8, 10am-12pm
& Mon. August 10, 5pm-6:30pm
Or Call For An Appointment**



FEATURES



RECENT INTERIOR UPDATES



DETACHED 2 CAR GARAGE



COVERED REAR PORCH

Auction for: Shirley Keys Kirk Estate
Attorney: Mark Blevins

LEAD AUCTIONEER: PHIL NISSLEY



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story Ranch Home
Construction: Frame
Exterior: Metal
Roof: Metal
Garage: Detached 2 Car Garage
Square Footage: 1,120 Sq. Ft.
Lot Size: 0.76 Acres
Year Built: 1964

Heating/Cooling: Oil Forced Hot Air / Central Air
(10 Years Old)
Water/Sewer: Well / Septic
Zoning: Rural Residential
Taxes: \$2,522
School District: Solanco SD
Township: Fulton Twp

Shirley K. Kirk Estate Personal Property Auction

Highlights Include: John Deere x300 Riding Mower w/ approx. 530hrs

Antiques/ Collectibles: Vtg. Stelber tricycle, Vtg runner sled, Disney figurines, Herr's advertising, porcelain and other dolls, cookie jars, dish sets, cups and saucers, Vtg. Tonka truck, cap guns, Costume Jewelry, Vtg. Herr's potato chip can, milk can, vases, Christmas decor, cut glass, silver plate, baskets, cookware, housewares, etc.

Tools: Air Power air compressor, floor jack, Green works electric power washer, Blue Clean electric power washer, gas powered weed wacker, craftsman battery charger, shop vacs, Stihl battery powered blower, air hose reel, lawn mower jack, extension cords, c clamps, chain hoist, bench vise, Werner step ladder, grease guns, Jack stands, portable fan, hammers, sockets, screwdrivers, long handle tools, etc

Furniture: Kitchen table w/ 4 chairs, Howard Miller, grandfather clock, electric fireplace, reclining upholstered sofa, oak dry sink, modern full size bedroom suite, jewelry armoire, folding chairs, lifetime folding table, blind door kitchen cabinet, shelving units, Frigidaire refrigerator, folding drying rack, pine 2 piece bedroom suite, Adirondack chairs, hutches, dressers, cedar chest, Vtg. Tall chest, bakers racks, dome top trunk, marble top table, end tables, etc.



First Floor

Living Room, 20'8" x 14'5", hardwood

Kitchen, 11'3" x 12'6", vinyl

Bathroom, 10' x 4'10", vinyl

Bedroom, 12'3" x 8'10", hardwood

Bedroom, 9'7" x 12'3", hardwood

Bedroom, 10'3" x 14'5", hardwood

Basement

26'7" x 38'5", partially finished, laundry, family room, carpet

Exterior

Detached Garage, 22'3" x 20'9"

***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.