

# PUBLIC REAL ESTATE AUCTION

4 Bed, 1.5 Bath Ranch House w/ Attached, Oversized Garage on ½ Acre  
Chester County, Sadsbury Township  
June 20, 2023 @ 6:00 PM

749 Old Wilmington Road, Coatesville, PA 19320



**Directions:** From Rt. 30 East, turn left onto Old Wilmington Road, go approx. ¼ mile, property is on the left.

- **Property Description:** A charming 4 bedroom, 1.5 bath ranch home on a spacious lot! The entry leads you to the large, cozy living room offering a wood burning fireplace and large window for lots of natural light. The kitchen and dining area features lots of cabinet space, electric cooktop, wall oven and pantry. The spacious master bedroom offers an attached half bath. There are 3 additional bedrooms, and a full bath in the hall. HOBBYIST'S HAVEN with the oversized garage. Take advantage of the unfinished basement with a laundry area and plenty of storage space. The flat back yard with outdoor wood cook stove / dining area is great for entertaining! Great Potential! Close to major shopping centers.
- **Amenities:** Oversized garage, with a large overhead door. Paved driveway. Full basement, onsite well and public septic.
- **Open House Dates:** Thursday May 25, 5-7 PM and Saturday May 27, 12-3 PM.
- Chester County, Sadsbury Township, Coatesville Area School District
- Tax parcel # 37-02-0026, Taxes \$4,403 (2023)
- Broker Participation offered. See website for details.
- **Terms:** Security Payment on Auction Day - \$15,000, Settlement on or before August 14, 2023. Taxes prorated to the date of settlement. Buyer pays 2% PA State transfer tax.
- **Auctioneer's Note:** Beautiful Chester Co. setting with easy access to major shopping and social centers. This is a home you won't want to miss out on!

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneers:**

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**Seller:** Owner of Record

**Attorney:** Kling, Deibler & Glick LLP 717-354-7700



