

# NICE 2 STORY HOME ON CORNER LOT! ONLINE REAL ESTATE AUCTION

Mr. Richard F. Gilghrist, Executor for the Estate

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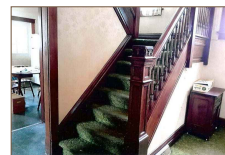
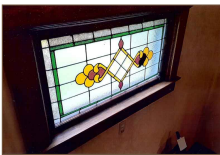
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Property Line Representation For Reference Only



**130 Boyles Ave., New Castle, PA 16101**



**BIDDING ENDS THURSDAY, OCTOBER 6TH @ 6:00 PM!**

**4 Bed, 1 Bath • Approx. 1,646 sq ft • Approx. 4,792 sq ft lot • Low Taxes!**

### Seller's Description:

A beautiful, inviting entryway highlights this older two-story family home located on a corner lot with a large front porch and back yard. Built in the 1920's, the charm of the original woodwork has been preserved throughout the house. The first floor houses the living room, dining room, kitchen and a small, enclosed storage room off of the kitchen. Dining room with original built ins with glass doors and four bright windows add to the appeal. The kitchen has an older stove, refrigerator. On the second floor are four bedrooms and one bathroom. A large attic and basement with washer and dryer complete the home.

A little TLC will make this house into your family home.

### OPEN HOUSE / PREVIEW / INSPECTION:

Call or email us to schedule a viewing appointment today!

Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

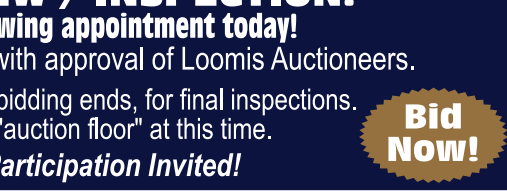
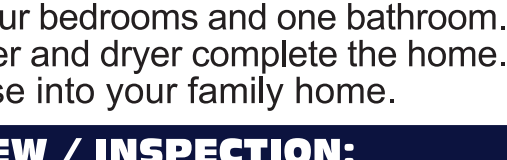
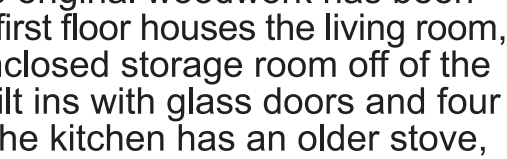
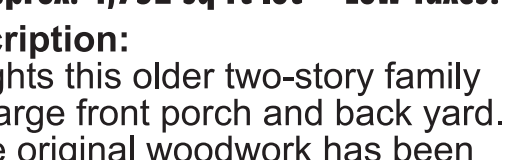
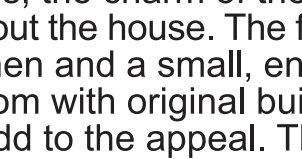
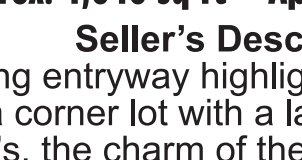
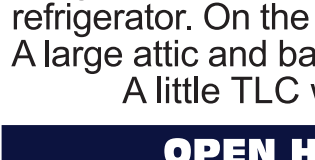
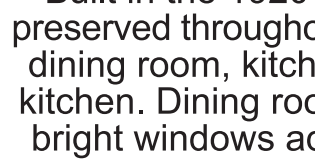
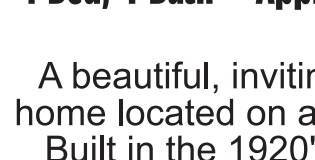
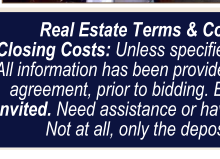
Doors open on auction day, 1 hour before bidding ends, for final inspections.

Auctioneer will accept bids on the "auction floor" at this time.

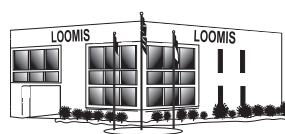
**Real Estate Agent/Broker Participation Invited!**

**Bid Now!**

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**Real Estate Terms & Conditions:** Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear. Good Title At Closing. **Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!



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