

3 BEDROOM CONESTOGA TWP HOME ON 1.5 ACRES

Thurs., September 26, 2024 • 6pm

6270 RIVER RD.
CONESTOGA, PA 17516

This three bedroom ranch home is set back off the road on a 1.5-acre wooded lot. **The main floor features** a living room, kitchen with outside entrance, formal dining room, full bathroom, and three bedrooms. **Additional amenities include** an unfinished basement, attached garage, and easy access to Route 324. **While the home is in need of updating, it holds great potential for those looking to create their dream living space.**



SHOWN BY APPOINTMENT



FEATURES

- ✔ ATTACHED GARAGE
- ✔ UNFINISHED BASEMENT
- ✔ WOODED LOT

Auction for: Ronald E. Fryberger Sr. Estate
Attorney: Jim Clymer

LEAD AUCTIONEER: John M. Hess



📞 717-664-5238 or 877-599-8894

🌐 www.hessauctiongroup.com

✉ contact@hessauctiongroup.com

Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached 1-Car Garage
Square Footage: 1,440 sq. ft.
Lot Size: 1.5 acres
Year Built: 1989

Heating/Cooling: Electric Baseboard
Water/Sewer: Well Water/Septic Sewage
Zoning: Low Density Residential
Taxes: \$4,109
School District: Penn Manor SD
Township: Conestoga Twp.

Main Floor:

Kitchen: 17'2 x 12'6, outside entrance
Dining Room: 15'1 x 11, carpet
Living Room: 23'7 x 20, carpet, ceiling fan
Full Bathroom: 8'1 x 5'1, tub/shower
Bedroom: 9'1 x 10'6, carpet, closet, ceiling fan
Bedroom: 11'4 x 10'5, carpet, closet, ceiling fan
Bedroom: 10'6 x 13', carpet, closet, ceiling fan

Basement:

Unfinished
Garage

*All Measurements Approximate



For information about financing 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.

LENDERS

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