

# PUBLIC AUCTION

Hibernia Area 2 parcels

**Parcel #1: ATTRACTIVE PROPERTY : DOUBLE WIDE RANCH HOME ON 1.80 ACRE LOT WITH DETACHED 3 CAR GARAGE.**

**Parcel#2: SEPARATE .88 ACRE ADJOINING LOT**

## TUESDAY, NOVEMBER 17, 2015 4:00 pm

LOCATION: 531 Hibernia Rd Brandamore, PA 19316. West Brandywine Township. From Rts. 322 and 82, take Rt. 82 South to right on Hibernia Road, to property on right.



**Parcel #1:** Ranch style home has eat in kitchen with new laminate flooring, double sink, built in dishwasher, electric range and refrigerator. Spacious living room with vaulted ceiling, **propane stove**, and sliding doors to **quality covered deck with built in benches, sky lights and ceiling fan**. Master bedroom with master bath and walk in closet, 2 additional bedrooms with walk in closets. Laundry off kitchen. Nicely landscaped front yard with mature trees. **Detached 24x36' three car garage** with openers. Large Storage shed. **1 Year old** oil hot air heat, and new central air, 3 years ago. Very efficient home also has extra insulation and is 4'wider than standard size. Shingle roof, concrete basement for storage, paved driveway. **Level 1.80 lot with mature shade trees, productive soil for garden and attractive landscaping.** Zoned R-2.



**Parcel # 2:** .88 Acre level lot with mature pine trees. Check with Township about possibilities. Zoned R-2

**Open House: Saturdays Oct. 31, Nov. 7, 14 1-3 p.m.**

**Terms: 10% down day of sale, Settlement on or before 60 days**

**Note:** Sellers are downsizing, parcels will be offered separately and combined, Well cared for property, must see covered deck overlooking backyard, great home or investment.



Terms by: William A. and Joan M Rigg

Attorney : Kling and Fanning

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