

# TAX MAP



## Antiques, Furniture, Tools, Lawn/Garden, HH Goods

3 Pc single maple bedroom suite, 5 pc blonde bedroom suite, cedar & metal wardrobes, sofa, coffee table, shell lamps, table lamps, dinette w/4 chairs, old school desk, stereo, refrigerator, square tub Maytag wringer washer, Howard Miller mantle clock, galvanized washtub, ladies hat collection, early metal basketball game & other old toys and games, mop bucket, assorted dishes, pots & pans, window fan, push mower, assorted hand & yard tools and more.



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**1 Story Home w/Fenced Yard**  
**on a .16+/-Acre<sup>+/-</sup> Lot**

*Antiques, Furniture, Tools, Lawn/Garden, HH Goods*

**715 W. Charles Street**  
**Coatesville PA 19320**

*Elmwood Gardens - Coatesville City - Coatesville Area Schools*

**Thursday, November 2, 2017 - 3:00 PM**

*Real Estate Offered at 5:00 PM*



**BARR**  
**DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

---

**ADDRESS:** 715 W. Charles St, Coatesville PA 19320

---

**DATE:** Thursday, November 2, 2017 · 3:00<sup>pm</sup>  
Real Estate Offered at 5:00<sup>pm</sup>

---

**OWNER:** Margaret Nikodemski

---

### ★FEATURES★

One story bungalow on a level .16+/- acre fenced lot.  
Great starter home or investment property.  
Seriously for sale – Don't miss it!

### ★SPECIAL FEATURES★

Ceramic tiled full bath;  
Covered front porch;  
Floored attic storage with stairway access could be converted  
into 3<sup>rd</sup> bedroom.

### ★PURCHASE PRICE INCLUDES ★

Electric oven/range;  
Storage shed.

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by December 11, 2017

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this  
property prior to the auction under the auction terms.*

### ★OPEN FOR INSPECTION★

Wednesday, October 11, 2017 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Lincoln Hwy in Coatesville, take Rt 82 (Strode Ave)  
South to Right on Charles Street to property on Right.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 1 Story**YEAR BUILT:** 1944+/-**LOT DESCR:** .16 Acre w/fencing**ZONING:** RN-1**TAX PARCEL:** 16-09-0005**DEED REF:** W46-66**LIVING AREA:** 922+/- SF**TAXES:** **YEAR: 2017**

\$2,3620

**School:** Coatesville Area

296

**County:** Chester931**Municipal:** Coatesville City

\$3,588

**TOTAL**

### 2 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	14x16	1 <sup>st</sup>	Softwood
KITCHEN	9x12	1 <sup>st</sup>	Asphalt Tile
BEDROOM	10x12	1 <sup>st</sup>	WW Carpet/Softwood
BEDROOM	10x10	1 <sup>st</sup>	WW Carpet/Softwood

**BATHS:** 1 full bath on 1<sup>st</sup> floor**LAUNDRY:** Area in basement**HEATING:** Oil hot air**WATER HEATER:** Gas**BASEMENT:** Full/concrete floor**WINDOWS:** Insulated replacement**WATER:** Public**SEWER:** Public**ROOF:** Shingle

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*