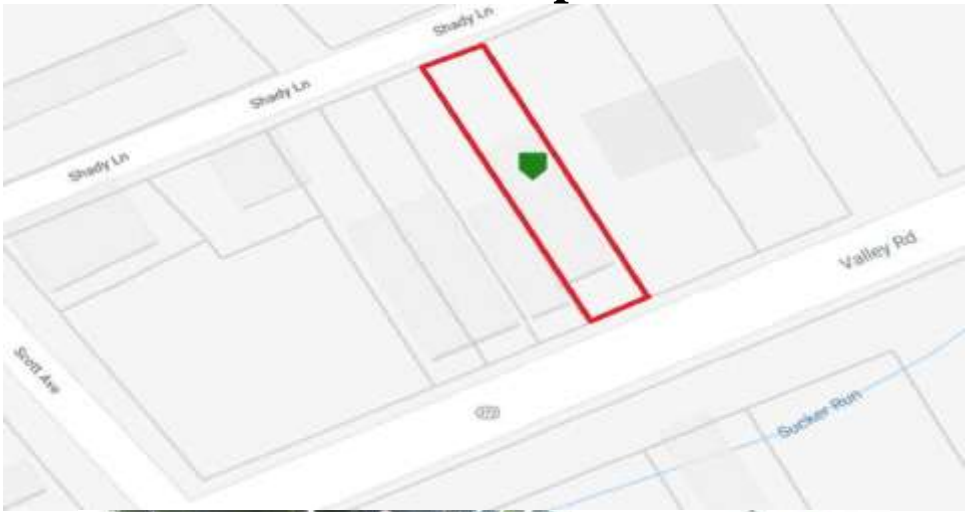


Tax Map



1267 Valley Road Coatesville, PA 19320

**Large Updated 2 ½ Story Twin with Off
Street Parking on a .06 Acre +/- Lot
Valley Township – Coatesville Schools**



\$59,900.00



Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Listing Agent: Stephen J. Barr
steve@barr1.com
www.barr1.com

ADDRESS: 1267 Valley Road, Coatesville, PA 19320

PRICE: \$59,900.00

OWNER: Clifford Corum

★FEATURES★

Large updated 2 1/2 Story Twin on a .06 Acre Lot with Off Street Parking. Good Investment Opportunity and Seriously for Sale – Don't Miss it!

★SPECIAL FEATURES★

Modern Eat in Kitchen
Large Living/Dining Room Combo
1st Floor Laundry/Mudroom

★PURCHASE PRICE INCLUDES ★

Refrigerator	Electric Oven/Range
Built in Dishwasher	Sump Pump
Washer/Dryer	

Note: A portion of the property along Valley Road is in or near flood zone. The house does not appear to be in the zone.

★DIRECTIONS★

From Coatesville take Rte. 372 west (Valley Road) to Property on Right. Parking in Rear Off Shady Lane

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

STYLE: 2 1/2 Story Twin
YEAR BUILT: 1926 +/- years
LOT DESCRIPTION: .06 Acre +/- (Plot Plan on Back)
TAX PARCEL: 38-05F-0036
DEED REFERENCE: 3053.002
ZONING: Residential
LIVING AREA: 1,590 +/- sq.ft.

TAXES: **YEAR: 2018**
 \$2,368 **School:** Coatesville Area
 \$281 **County:** Chester
 \$213 **Municipal:** Valley Township
 \$2,862 **TOTAL**

4 Bedrooms 1 1/2 Baths

ROOM	SIZE	LEVEL	COMMENTS
LIVING ROOM	14'x14'	1st	Wall to Wall Carpet
DINING AREA	11'x14'	1 st	Vinyl
KITCHEN	13'x14'	1 st	Vinyl
BEDROOM	12'x17'	2 nd	Wall to Wall Carpet
BEDROOM	10'x13'	2 nd	Wall to Wall Carpet
BEDROOM	11'x13'	2 nd	Wall to Wall Carpet
BEDROOM	15'x17'	3rd	Vinyl Tiles

BATHS: 1 Full Bath on the 2nd Floor.
 1/2 Bath on first Floor

LAUNDRY/MUDROOM: 11'x16' on 1st Floor

HEAT/COOL: Gas Hot Air

WATER HEATER : Gas

WINDOWS/DOORS: Storm Windows

BASEMENT: Full/Concrete Floor

GARAGE: Off Street Parking

WATER: Well/Private

SEWER: Public

ROOF: Shingle 6 Years Old

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