

# Tax Map



# 22 Abbey Road

## Coatesville, PA 19320

### Brand New Single Wide in Hidden Valley Estates

East Fallowfield Twp – Coatesville Area School District



# \$99,900.00



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](http://www.barr1.com)

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**ADDRESS:** 22 Abbey Road, Coatesville, PA 19320

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**PRICE:** \$99,900.00

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**OWNER:** Harlan Motors, Inc.

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### ★FEATURES★

Brand new Champion single wide home on a level lot with view in Hidden Valley Estates, a well kept park with easy access to major routes.

### ★SPECIAL FEATURES★

Living/Dining/Kitchen Open Floor Plan

New 8'x16' Deck

New 8'x10' Storage Shed

### ★PURCHASE PRICE INCLUDES★

Refrigerator

Electric Oven/Range

Dishwasher

Microwave Fan/Hood

8'x8' Storage Shed

### ★DIRECTIONS★

From Lincoln Highway in Coatesville take Route 82 South approximately 3 miles to Hidden Valley Estates on left. Turn left on Abbey to property on right.

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

**STYLE:** Single Wide Champion  
**YEAR BUILT:** 2023  
**LOT DESCRIPTION:** Rented  
**TAX PARCEL:** 47-04-0001.950T  
**ZONING:** Residential  
**LIVING AREA:** 840 sq ft +/-

**TAXES:**        **YEAR: 2024 – Not Assessed Yet**  
                     **School:** Coatesville Area  
                     **County:** Chester  
                     **Municipal:** East Fallowfield Twp.  
**TOTAL**

**2 Bedrooms                      1 Baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENTS</b>
<b>LIVING ROOM</b>	13'x14'	1 <sup>st</sup>	Laminate
<b>KITCHEN</b>	14'x15'	1st	Laminate
<b>BEDROOM</b>	10'x12'	1 <sup>st</sup>	Laminate
<b>BEDROOM</b>	9'x10'	1 <sup>st</sup>	Laminate

**BATHS:** One Full Bath on Main Floor  
**LAUNDRY:** Area in Hallway  
**HEAT/COOL:** Heat Pump/Central A/C  
**WATER HEATER:** Electric  
**WINDOWS/DOORS:** New Insulated  
**BASEMENT:** None  
**GARAGE:** On Street Parking  
**WATER:** Community  
**SEWER:** Community  
**ROOF:** Shingle

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