



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**MONDAY - JUNE 27, 2022 - 5:30 PM**

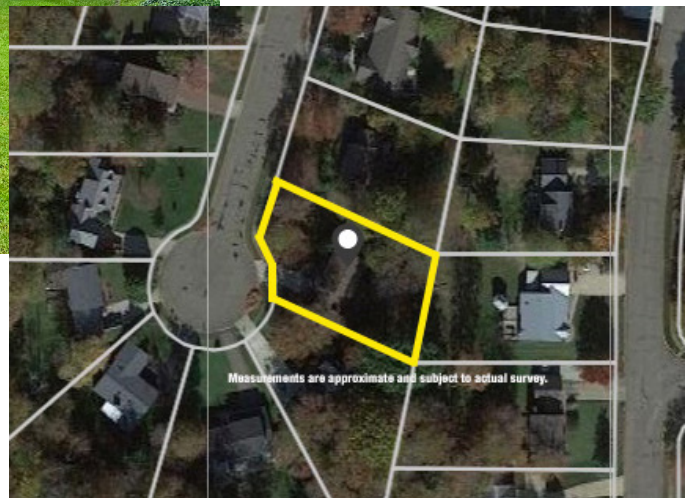
**4-Bedroom - 2.5 Bath - Well Maintained Two-Story Home  
Public Utilities - On A Cul-De-Sac  
2-Car Garage With Extra Storage**

**ALLIANCE, OH - MARLINGTON SCHOOLS - STARK COUNTY**  
On-Site and Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

**2174 Sunray Circle, Alliance, OH 44601**

Directions: From SR 62 and State St. take State St. east, right on Tanglewood, right on Ansley then left on Sunray Circle.



**OPEN HOUSE: THURSDAY  
JUNE 23, 2022 - 2:00-3:00 PM**

Property features a well maintained 4-bedroom, 2.5-bathroom, two-story home. The first floor offers a living room with fireplace, eat-in kitchen, dining room, family room, entertainment room with cathedral ceilings, first floor laundry, half bath and foyer. The second story offers the master bedroom with full bath and walk-in closet, 3 additional bedrooms and full bath. The full partitioned basement offers a laundry area, workshop, rec room, breaker electric, gas forced air heat/AC and additional storage. Additional property features include public utilities, covered and screened in back deck, 2-car garage with additional storage and storage shed.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®

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