

Sale Name: REAL ESTATE Auction - 906 Linley St, Anderson, SC

LOT 1 - 906 Linley Street, Anderson SC



Description

Charming 3-Bedroom, 2-Bath Home in Appleton Mill – Anderson, SC

Discover this beautiful 2,440 sq. ft. Southern-style home nestled on a spacious lot of over $\frac{3}{4}$ of an acre, fronting two roads. Located in the Appleton Mill area of Anderson, South Carolina, this neighborhood has seen a resurgence of new homes and renovations of many older properties, greatly enhancing the area and increasing home values.

This home's **spacious layout** offers comfortable, single-level living with a grand front porch and a large shotgun-style hallway that leads to three bedrooms and two bathrooms. There are multiple living spaces, including a front parlor and a cozy family room adjacent to the kitchen.

The home is heated and cooled by a central gas pack system. The depth of the lot and access from two roads (front and back) make this property a **potential development opportunity**. You could divide the lot into two parcels—live in one and develop the other, or create two income-producing properties.

Just three doors down, a newly built home is currently listed at **\$360,000**.

Home Value & Auction Details:

- **Comparable Properties:** \$130,000 – \$280,000
- **Estimated Value:** \$244,000 (Based on \$100/sq. ft. replacement cost)

- **Auction Day: Wednesday, May 7th** – You Set the Price! (*Bid Online*)
- **Can't Wait?** Pre-auction offers will be considered!

Terms & Conditions:

- **Inspection:** Tuesday, May 6th (Noon – 2 PM) or by appointment
- **Closing:** Must occur within 30 days of auction close
- **Payment Options:** Cash, check, or wire transfer
(*Credit cards will be charged if deposit isn't made on time; refundable upon compliance*)
- **Staggered & Extended Bidding:** Bidding will extend if last-minute bids are placed during the live auction
- **10% Buyer's Premium Applies**

Property details, plats, and sample contract available at: www.AuctionExpert.com

For pre-auction offers, inquiries, or private showings, contact: **Jimmy Johnson – 864.712.9566**

Set your price and secure this home in Anderson!

Whether you're looking for a primary residence or a smart investment opportunity, this property offers **tremendous value and potential.**

Quantity: 1



<https://www.auctionexpert.com/>