

Welcome Home



\$ 139,900



22 Linden Avenue, Kenmore, NY 14217

WEB: 22LindenAvenue.com

- » **Beds:** 3 | **Baths:** 1 Full, 1 Half
- » **MLS #:** B1116528
- » Single Family
- » Charming 2 story home on sought after tree lined Linden Avenue
- » Spacious berber carpeted Liv Rm w/bow windowed views
- » Gleaming hardwood floors accent the formal Dining Rm
- » Fully applanced knotty pine Kitchen w/door to 12x12 deck w/'Kohler' awning
- » Ideal neighborhood-sidewalk community close to all conveniences

QR Code



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Don't miss this charming 2 story home on sought after Linden Avenue with unique stucco exterior + traditional floor plan. Inviting front porch opens to the Foyer with hardwood floors. 21x19 berber carpeted (HW flrs) Liv Rm w/bow window + wall mounted TV. Formal Dining Rm has "Tiffany" style chandelier, gleaming hardwood floors + swing door to Kitchen. Fully applanced Kitchen with unique garden window, built-in ironing board, hardwood floors, walk-in pantry + door to backyard deck. 1/2 Bath with pedestal sink completes 1st flr plan. 2nd flr: Full Bath with shower enclosure + bathtub, 14x11 carpeted bedroom with double closets, 11x10 bedroom with BI shelves + cabinet, 8x8 bedroom with built-in wardrobe. Basement has freshly painted walls, glass block windows, laundry area w/washer + dryer, 2 stationary tubs + storage cabinets. Relax + enjoy your 12x12 deck with striped Kohler awning. Lovely fenced yard with vinyl privacy fencing, 1 car detached garage with attached screened porch. Ideal sidewalk community close to all conveniences ! Welcome Home !!

More photos: www.22LindenAvenue.com

