

Welcome Home



18 Beverly Place, Hamburg, NY 14075

WEB: 18BeverlyPI.com

- » **Beds:** 3 | **Baths:** 1 Full
- » **MLS #:** B1131120
- » Single Family
- » Fully applianced KIT w/ceramic tiled flr, gas ov/range, BI dishwasher, refrigerator + microwave
- » Gleaming HW floors in Formal DR w/patio drs to bkyd deck
- » Beautiful woodwork + hardwood flrs highlight the Living Rm
- » 2 sets of French windows open to the 23x6 Sunroom w/HW flrs
- » Relax 'n enjoy the unique converted garage/"Pub" room



Diane Black
Licensed HUNT/ERA
Sales Agent
(716) 913-6169
dblackathunt@aol.com



Hunt Real Estate Corp/ERA
5546 Camp Road
Hamburg, NY 14075
(716) 648-2300

QR Code



Don't miss this totally charming VILLAGE 2 story home with fully applianced Kitchen w/sleek wood cabinets, gas oven/range, built-in dishwasher, refrigerator + ceramic tiled floor. Formal Dining Rm w/hardwood floors, pretty chandelier + patio doors to a lovely 12x11 backyard deck. Living Rm w/hardwood floors has 2 sets of French windows overlooking inviting 23x6 windowed Sunroom w/hardwood floors. 2nd flr inc: 2 bedrooms w/hardwood floors + berber carpeted Master bedroom w/3 closets. Full Bath w/newer ceramic tiled flr, wall cabinet + pedestal sink. Newer windows. Freshly painted exterior. Architectural roof 2009. Basement w/forced air furnace, central air, glass block windows + laundry area with washer + dryer. Relax + enjoy your backyard deck w/lovely perennial gardens, storage shed, whimsical painted privacy fencing + awesome converted garage/"Pub" shed. 1 yr FREE home warranty. Sidewalk community ~ walk to VILLAGE shops + restaurants . . . just too special to miss !!

More photos: www.18BeverlyPI.com

