

## Village Gem



19 Parkway Street, Silver Creek, NY 14136

- » Beds: 4 | Baths: 1 Full, 1 Half
- » MLS #: B1396537
- » Single Family | 2,026 ft<sup>2</sup>
- » Living w/HW flrs, leaded glass framed bay window, bricked original fireplace (nwtc) + impressive oak pocket drs to Dining Rm
- » Appliance Kitchen w/built-in island has lots of storage, original charming vintage cabinets + newer raised paneled cabinetry
- » 1st floor Office w/HW floors - 1st floor 1/2 Bath + laundry room
- » Walk-up finished attic suitable for multiple uses
- » Wonderful 322 ft. deep Village lot w/private backyard treed berm + beautiful perennial plantings



Diane Black + Rosalie Molloy  
Licensed HUNT/ERA Sales  
Agents

(716) 913-6169 (Diane)  
(716) 208-0305 (Rosalie)  
dblackathunt@aol.com



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

\$ 187,900



Don't miss this impressive brick + vinyl sided 1890 stately 2 story Village residence w/an inviting covered front porch overlooking a tiered concrete walkway + stoned wall framed front yard. Remarkable original oak woodwork + patterned hardwood floors accent the spacious Living Room w/transom leaded windows + cozy bricked original fireplace (nwtc) w/wood mantels. The formal Dining Room features handsome oak pocket doors, crown molding + transom leaded glass windows. The 1st floor Office has original oak hardwood floors + replacement window. A bright fully applanced Kitchen has a built-in island/breakfast bar w/lots of storage, charming vintage wood cabinets + newer raised paneled cabinetry. The 1st floor half Bath includes a laundry area w/washer + dryer. The 2nd floor inc: 4 spacious Bedrooms w/original oak hardwood floors, replacement windows, full ceramic tiled Bath w/clawfoot tub + shower stall, spacious landing w/patterned original oak flooring, built-in linen storage cabinet + door to walkup insulated finished attic. Basement has remodeled Rec Rm w/built-in alcove. Lovely landscaped 322ft deep lot w/an abundance of perennial plantings. Come experience this charming Village well maintained historical home located minutes from the local park + playground, Lake Erie beaches + swimming~it's just too special to miss !

