

# Hamburg Village Ranch!

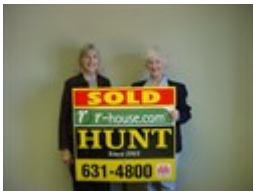


\$ 265,000



83 Marengo Ave, Hamburg, NY 14075

- » Beds: 2 | Baths: 1 Full, 1 Half
- » MLS #: B1505052
- » Single Family | 1,284 ft<sup>2</sup>
- » Charming 2 bedroom with about 1300 sq. ft.
- » Large living and formal dining rooms
- » More Info: [83MarengoAve.com](http://83MarengoAve.com)



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**Nice Price Adjustment!** This delightful property is located within a picturesque Village setting. Offering a unique blend of comfort, charm and character. Situated at the corner of East Prospect and Marengo, its easy walking to all the Village has to offer. Versatile floor plan offers lots of living space. Large formal dining room & generous living room with built in bookshelves & cove molding. Bright breakfast nook in the efficient appliance kitchen overlooks East Prospect. The timeless hardwood floors add warmth & character and 3 ductless Mini Split air conditioners keep the house cool in the summer.. Full basement with bath (shower not connected) has glass block windows & 2 storage rooms plus a pretty finished (though unheated) room provides options for various activities. As you step into the lovely treed and fenced yard you will appreciate a sense of privacy & security & easy access to 2 car garage.

PLEASE CALL FOR AN APPOINTMENT

ROSALIE MOLLOY, 716 208 0305      DIANE BLACK, 716 913 6169

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