

Village Charmer



\$ 149,900



40 Sharon Avenue, Hamburg, NY 14075

WEB: 40SharonAvenue.com

- » Beds: 3 | Baths: 1 Full
- » MLS #: B1185505
- » Single Family
- » Fully applianced Kitchen w/newer wide plank style floor + bright dining area
- » Living Room w/stoned faced gas fireplace + hardwood floors
- » Formal Dining Rm w/pretty chandelier + chair rail accent
- » 1st flr Bedroom w/hardwood floors + full updated Bath w/ceramic tiled floor
- » 2nd flr carpeted skylit 16 x 14 Bedroom

QR Code



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Totally charming 3 bedroom VILLAGE cape awaits you ! Fully applianced Kitchen w/newer wood plank style flooring, BI dishwasher, gas oven/range, refrigerator + dining area opens to step down carpeted Sunroom w/newer windows. Enjoy fireside views in your Living Room w/stone faced gas fireplace + hardwood floors. Formal Dining Room w/pretty chandelier + chair rail accent. 11 x 10 Bedroom w/hardwood floors. Updated full Bath w/oak vanity + ceramic tiled floor completes the 1st floor plan. 2nd floor: 16x14 carpeted Bedroom w/skylight and 12 x 12 carpeted Bedroom has BI bookcase + alcove w/built-in bench. Basement: Newer forced air furnace (10/2018), laundry area + storage shelves. Wonderful VILLAGE 154 ft lot w/paver framed perennial gardens, 2 car detached garage + sidewalk community. Just too special to miss !

More photos: 40SharonAvenue.com

