

Welcome Home



18 Beverly Place, Hamburg, NY 14075

WEB: 18BeverlyPl.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



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\$ 159,900



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.18BeverlyPl.com

