

Location

Office Code: SCH-166 **List Price: \$35,900 PRICE REDUCED**

Address: 12155 Angell Rd. Lot #55, Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek



Subagent Commission: 3% - Buyer Broker Commission: 3%

Tax & Land Information

Approx. Taxes: \$N/A
Assessed Value: \$N/A
Property ID: N/A
Lot Size: N/A
Frontage: N/A
Zoning: N/A

Details/Information

Year Built: 1999-2000

Approx. SqFt.: 1178

Style: ranch

Construction: manufactured single wide

Exterior: vinyl

Color: tan

Rooms: 6

Bedrooms: 3

Bathrooms: 2

Windows: thermopane

Age of Roof: original

Fireplace: none

Insulation: yes

Attic: none

Basement: crawl

Foundation: piers on footers

Garage: none

Garage Size:

Driveway: paved

Water: municipal (park owned)

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1st floor, 2 = 2nd floor, etc.

(All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
Living Room:	15x15	ww	1
Dining Room:	12x9	v	1
Family Room:	-	-	-
Kitchen:	20x6	v	1
1st Bedroom:	12x15	ww	1
2nd Bedroom:	12x9	ww	1
3rd Bedroom:	12x11	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	910	v	1
2nd Bathroom:	7x4.5	v	1
Laundry/Utility:	9x5.5	v	1

Other

Features:

Built-ins: GE dishwasher, GE dryer, skylights in kitchen and both bathrooms, many closets & storage areas throughout

Furnace: FHA, gas (\$66/mo)

Electric: 100 amp, breakers (\$102/mo) **Water Heater:** 40 gallon, electric

Other Bldgs.: 8x10 garden shed

Remarks: This home is a 16 x 76' Woodfield Skyline; it is currently located in the West Creek Mobile Park; you can leave it in place or remove it to your own land, if you prefer. If leaving it in the park, monthly lot rent of \$261 covers water, sewer, taxes, garbage pickup and snow plowing. For further information or an appointment to view this property, please contact Nathan Steiger at (716) 934-4385, (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: From Allegany Road, turn onto Angell Road, then turn right into the mobile park. From the intersection of Hanover and Angell Roads (at the town barns) head northeast on Angell Road, then turn left into the mobile park. Sign in place.

Occupied: yes
Possession: closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.