

Location

Office Code: SCH-216

List Price: \$69,900

Address: 6 Madison St., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek



Tax & Land Information

Approx. Taxes: \$2,440
Assessed Value: \$55,900
Property ID: 37.17-1-13
Lot Size: 40x132
Frontage: 40'
Zoning: Res

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

Details/Information

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)

Year Built: 1940
Approx. SqFt.: 1568
Style: 2 story
Construction: woodframe
Exterior: wood
Color: tan
Rooms: 7
Bedrooms: 3
Bathrooms: 1.5
Windows: thermopane
Age of Roof: part 10yrs, part unknown
Fireplace: -
Insulation: yes
Attic: walk-up
Basement: full
Foundation: block
Garage: 1 car, detached
Garage Size: 13x20
Driveway: concrete
Water: 40 gallon, gas

Room	Size	Floor	Level
Living Room:	15.5x12.5	hw	1
Dining Room:	16x14	hw	1
Family Room:	-	-	-
Kitchen:	13x12.5	v	1
1st Bedroom:	16.5x15.5	hw	2
2nd Bedroom:	11.5x10	hw	2
3rd Bedroom:	11x10	hw	2
4th Bedroom:	12x10	hw	3 (attic)
1st Bathroom:	11x7	v	2
2nd Bathroom:	7x4.5	v	1
Laundry/Utility:	13x7	v	1

Other Features: 20x10 master bedroom balcony, 20x10 enclosed, heated front porch
Built-ins: stainless dishwasher and stainless microwave (both new)
Furnace: HWBB, gas
Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.:

Remarks: This must-see home has large rooms with an open layout, and has been remodeled throughout. New kitchen, bathroom, vinyl flooring, wiring, plumbing and more. Lots of natural woodwork with refinished hardwood floors and oak molding. This beautiful home is just a block from the lake. For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 5 in Silver Creek, turn onto Madison Ave., the home will be on your left. Sign in place.

Occupied: no
Possession: closing

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