

Location

Address: 12341 Hanford Rd., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: SCH-227

List Price: \$139,900



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

Tax & Land Information

Approx. Taxes: \$TBD due to subdivision
Assessed Value: \$TBD due to subdivision
Property ID: 32.00-1-41
Lot Size: 4 acres
Frontage: 369'
Zoning: Ag/Res

Details/Information

Year Built: 1947
Approx. SqFt.: 1692
Style: Cape
Construction: woodframe
Exterior: wood
Color: grey
Rooms: 7
Bedrooms: 3
Bathrooms: 1
Windows: thermopane
Age of Roof: 2.5 years
Fireplace: -
Insulation: yes
Attic: eave storage
Basement: full
Foundation: block
Garage: 2.5 car, detached
Garage Size: 24x26
Driveway: paved
Water: well, septic

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:	24.5x13	ww	1
Dining Room:	9.5x12	ww	1
Family Room:	17.5x13.5 + 11x11.5	concrete	B
Kitchen:	15x12	v	1
1st Bedroom:	12x12.5	ww	1
2nd Bedroom:	15x11.5	hw	1
3rd Bedroom:	12x25	ww	2
4th Bedroom:	-	-	-
1st Bathroom:	8.5x5	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	13.5x11.5	concrete	B

Other Rooms: -
Built-ins: stove, fridge, dishwasher, chlorinator, water treatment & softener, sump pump
Furnace: FHA, gas
Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: -

Remarks: This quality built, one owner home on four acres of land is located on a rural road, yet conveniently located to community resources; only 5 minutes to the Thruway entrance, Sunset Bay and Lake Erie fishing. This home is in move-in condition and will afford the new owner many years of comfortable country living. In December of 2009, a complete internal basement drainage system with a new sump pump and 10 year transferrable warranty was installed by Young's Waterproofing Company. For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at milt@steigerrealty.com.

Directions: From Routes 5 & 20 in Irving, take Hanford Road south 0.7 miles, the home will be on your right. From Hanover Road, turn onto Hanford and travel 1.3 miles, 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.