

# VILLAGE CHARMER



\$ 179,900



76 Martha Place, Hamburg, NY 14075

**WEB: 76MarthaPlace.com**

- » Beds: 3 | Baths: 2 Full
- » MLS #: B1192662
- » Single Family | 1,871 ft<sup>2</sup>
- » 21 x 13 Living Rm w/gas fireplace + custom wall unit w/cabinets
- » Formal Dining Rm w/pretty chandelier + bay windowed alcove
- » 17 x 13 country Kitchen w/door to backyard deck
- » 1st floor BDRM + full BA w/shower/tub surround
- » 2nd floor w/2 BDRMS + full BA w/shower stall

QR Code



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Newly priced charming vinyl sided VILLAGE cape w/inviting covered front porch welcomes you ! 17 x 13 country Kitchen w/oak cabinets, bright dining area + door to backyard deck. Formal Dining Rm w/pretty chandelier + bay windowed alcove. Enjoy cozy fireside views in your 21 x 13 Living Rm w/gas fireplace + custom built wall unit. 14x11 Bedroom + full Bath w/shower/tub surround completes the 1st floor plan. 2nd floor inc: 14x11 BDRM has wall unit w/shelves + cabinets, full Bath w/shower stall + 18x12 Bedroom w/hardwood floors. Replacement windows. Basement inc: 23x21 Rec Rm w/wet bar, laundry area, glass block windows + storage room. Relax + enjoy your 2 tiered deck + mature landscaped lot w/split rail fencing, variety of perennial plantings + storage shed. Welcome Home !

**More photos: 76MarthaPlace.com**

