



**\$225,000**

## **SIDNEY, NE,**

<https://wolffpakre.com>

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

This beautiful 3-bedroom, 2-bathroom brick ranch offers classic comfort and modern convenience. The home features a spacious sunken family room perfect for entertaining or relaxing by one of the two fireplaces. The attached 2-car garage provides ample parking and storage. With its solid brick exterior and inviting layout, this home is ideal for families or [...]

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## **Rooms & Units Description**



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**Bedroom: Main: 3**

**Mstr Bdrm: Size: 10x13**

**Bedroom 2: Size: 10x12**

**Bedroom 3: Size: 9x9**

**Baths: Main: 2**

**LIVING ROOM: FIREPLACE,CARPET**

**Living Room: Size: 15x17**

**DINING ROOM: KIT/DIN COMBO,SLIDING GLASS DOOR,VINYL**

**Dining Room: Size: 10x13**

**FAMILY ROOM: SUNKEN,FIREPLACE,CARPET**

**Family Room: Size: 22x20**

**KITCHEN: ELECTRIC RANGE,REFRIGERATOR,VINYL**

**Kitchen: Size: 10x12**

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## Location Details

**Property Area: SIDNEY NE**

**STREET/ROAD: PAVED,CITY  
MAINTAINED,ALLEY ACCESS,SIDEWALK**

**LANDSCAPING: AUTO SPRINKLER,WOOD  
FENCE,ESTABLISHED YARD,GOOD**

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## Property Details

**STYLE: RANCH**

**SQ. FT. ABOVE GROUND: 1801-2000**

**APPROX. AGE: 61+**

**PARCEL #: 170070719**

**AUCTION: NO**

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## Property Features



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**GARAGE CAPACITY:** TWO

**BASEMENT:** NO

**FIREPLACE:** TWO,GAS

**LAUNDRY:** MAIN

**HEATING/COOLING:** GAS FORCED AIR,CENTRAL AIR

**INTERIOR SPECIAL FEATURES:** GARAGE DOOR OPENER

**POSSESSION:** AT CLOSING

**GARAGE TYPE:** ATTACHED

**UTILITIES:** CITY WATER,CITY SEWER,NATURAL GAS,ELECTRICITY

**ROOF:** ASPHALT

**EXTERIOR FEATURES:** BRICK,DECK,STORM DOORS

**WATER HEATER:** GAS,40 GAL+

**CONSTRUCTION:** FRAME,BRICK

## **Fees & Taxes**

**TAXES:** Est \$2000

## **Courtesy of**

**Office Name:** Wolff Haus Real Estate



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