



**\$140,000**

**SIDNEY, NE,**

<https://wolffpakre.com>

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

Charming home with all the character! This home has 2 bedrooms, featuring hardwood floors, built-in hallway storage, living room and dining area and a bright, airy and spacious kitchen. Full, unfinished basement offers additional storage or future finishing to your specifications. Partially fenced backyard and single car detached garage round out this cutie!

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## **Rooms & Units Description**



**Call us now**

Phone: 3082493088

**Bedroom: Main: 2**

**Mstr Bdrm: Size: 11.11x11**

**Bedroom 2: Size: 10x10**

**LIVING ROOM: CARPET**

**Living Room: Size: 12x16.5**

**Dining Room: Level: M**

**KITCHEN: ELECTRIC RANGE,REFRIGERATOR,VINYL,SOME APPLIANCES INCL.**

**Mstr Bdrm: Level: M**

**Bedroom 2: Level: M**

**Baths: Main: 1**

**Living Room: Level: M**

**DINING ROOM: CARPET**

**Dining Room: Size: 11x13.5**

**Kitchen: Size: 10.8x14.8**

## Location Details

**Property Area: SIDNEY NE**

**SENIOR HIGH SCHOOL: Sidney High School**

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

**ZONING: R1**

## Property Details

**STYLE: BUNGALOW**

**SQ. FT. ABOVE GROUND: 1001-1200**

**APPROX. AGE: 61+**

**AUCTION: NO**

**Foreclosure: No**

## Property Features

**GARAGE CAPACITY: ONE**

**GARAGE TYPE: DETACHED**

**BASEMENT: YES, FULL**

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

**ROOF: COMP/SHINGLE**

**LAUNDRY: BASEMENT,WASHER,DRYER,CONCRETE FLOOR**

**EXTERIOR FEATURES: VINYL SIDING**

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

**WINDOW COVERING: PARTIAL**

**CONSTRUCTION: FRAME**

**POSSESSION: AT CLOSING**



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## **Fees & Taxes**

**TAXES:** \$1,567

**TAX YEAR:** 2025

## **Courtesy of**

**Office Name:** AnderLand Realty, LLC, APPOINTMENT ONLY, CALL AGENT, LOCK BOX, VACANT



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