



**\$170,000**

## **SIDNEY, NE,**

<https://wolffpakre.com>

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

A grounded, dependable home with character and practical comforts. It offers good value in Sidney's housing market, a place where someone can move in and personalize over time, whether as a longtime home or a steppingstone. With some recent renovations including new flooring and brand-new onyx shower. Call today to see it for yourself!

## **Rooms & Units Description**

**Bedroom: Main: 3**

**Bedroom: Basement: 1**

**Baths: Main: 1**

**Baths: Basement: 1**

**LIVING ROOM: WOOD**

**DINING ROOM: FORMAL, WOOD**

**FAMILY ROOM: CARPET**

**KITCHEN: ELECTRIC**

RANGE, REFRIGERATOR, MICROWAVE, RANGE HOOD, VINYL

**OTHER ROOMS: MASTER  
BATH, WORKSHOP**



**Call us now**

Phone: 3082493088

## Location Details

**Property Area:** SIDNEY NE

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

**ZONING:** Res

**SENIOR HIGH SCHOOL:** Sidney Public Schools

**LANDSCAPING:** MANUAL SPRINKLER,CHAIN FENCE,ESTABLISHED YARD

## Property Details

**STYLE:** BUNGALOW

**APPROX. AGE:** 61+

**SQ. FT. ABOVE GROUND:** 801-1000

**AUCTION:** NO

## Property Features

**HOME WARRANTY:** NO

**GARAGE TYPE:** DETACHED

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

**LAUNDRY:** BASEMENT,ELECTRIC,CONCRETE FLOOR

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

**WINDOW COVERING:** PARTIAL

**CONSTRUCTION:** FRAME

**GARAGE CAPACITY:** ONE

**BASEMENT:** YES, FULL,PARTLY FINISHED,DRAIN TILED

**ROOF:** ASPHALT

**EXTERIOR FEATURES:**  
HARDBOARD, STORAGE SHED, COVERED PATIO, STORM WINDOWS, GUTTERS, STORM DOORS

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

**INTERIOR SPECIAL FEATURES:** SMOKE DETECTOR

**POSSESSION:** NEGOTIABLE

## Fees & Taxes

**TAXES:** 1567.38

**TAX YEAR:** 2024



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## **Courtesy of**

**Office Name:** Wolffpak Realty, LLC, APPOINTMENT ONLY, CALL AGENT



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