



**\$162,000**

## **SIDNEY, NE,**

<https://wolffpakre.com>

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!

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

## **Rooms & Units Description**

**Bedroom: Main: 3**

**Baths: Main: 1**

**LIVING ROOM: WOOD**

**FAMILY ROOM: CARPET**

**OTHER ROOMS: MASTER  
BATH,WORKSHOP**

**Bedroom: Basement: 1**

**Baths: Basement: 1**

**DINING ROOM: FORMAL,WOOD**

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



**Call us now**

Phone: 3082493088

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## 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

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## Property Details

**STYLE:** BUNGALOW

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

**APPROX. AGE:** 61+

**AUCTION:** NO

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## Property Features

**HOME WARRANTY:** NO

**GARAGE CAPACITY:** ONE

**GARAGE TYPE:** DETACHED

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

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

**ROOF:** ASPHALT

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

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

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

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

**WINDOW COVERING:** PARTIAL

**INTERIOR SPECIAL FEATURES:** SMOKE  
DETECTOR

**CONSTRUCTION:** FRAME

**POSSESSION:** NEGOTIABLE

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## 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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