

# WELCOME HOME



\$ 199,000



13 Hemlock Lane, Amherst, NY 14226

- » Beds: 3 | Baths: 1 Full
- » MLS #: B1594543
- » Single Family
- » Living Room w/parquet floor, freshly painted walls + bright windows
- » Applianced KIT has hardwood floors + door to mud room with stack washer/dryer
- » More Info: [13HemlockLane.com](http://13HemlockLane.com)



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Welcome to this adorable well maintained cape perfectly nestled on an ideal cul-de-sac w/det 2 car garage, backyard wood deck, shed + large lot w/firepit close to all conveniences. Applianced Kit has gas oven/range, built-in microwave, built-in dishwasher, refrigerator + hardwood flrs w/door to side entrance w/stack washer+dryer, forced air furnace, hot water tank, storage cabinets + circuit breaker box. Bright Living Rm w/parquet floor + front dr which opens to concrete porch + walkway. 1st flr bdrm has unique sliding 'barn' dr, parquet flr + dr to wood deck. Updated Bath has attractive vanity + ceramic tiled shower/bathtub. Newly carpeted 2nd flr bdrms + stairs ~ 12x7 2nd flr bdrm has dr to exterior wood stairway. Fenced yard provides privacy + outdoor enjoyment. 2 car detached garage has automatic door opener + spacious blacktop driveway (2019) Just too special to miss !

Showings start 3/24/25 . Offers if any are due 3/31/25 at noon

**More photos: [13HemlockLane.com](http://13HemlockLane.com)**

