



## BUY HOME FROM OWNER



**New!**

**NO IMAGE**

**\$65,000**



### Address

8 Trapping Brook Rd, Wellsville, New York, 14895

### ABOUT HOME

Beautiful expanded Country Cape nestled in the valley of the Genesee River in Wellsville, NY.   
 **3 bedrooms**

2 upstairs with walk in closets, 3rd bedroom is off living room and is currently used as an office.   
 2 full bathrooms   
 Large country kitchen with connecting dining room.   
 Spacious living room newly remodeled. Finished basement with attached laundry room. Mudroom and inside porch leading to octagonal deck and beautiful treed fenced in yard with breath taking view of the surrounding hills.   
 1-car garage next to house and **bonus 2 car garage** in backyard currently used as a work shop and for storage, could easily be made into additional living quarters.   

- Roof and gutters less then 1 year old.
- Recently painted wood exterior.
- Updated plumbing and electrical.
- Newer furnace and hot water tank.

  
 Ideal for families as elementary school is within walking distance.   
 Owner must relocate. \$65,000.

### PROPERTY DETAILS

Sq. Footage: 1800  
# of Floors: 2  
# of Bedrooms: 3  
# of Bathrooms: 2  
Year Built:

If you like this house, call its owner by telephone (716)875-6307 or leave him message. With him you may on all agree. Without go-betweens. Without comission.

### Contact Information

Contact: Cherylyn Porter  
Phone: (716)875-6307  
Phone: (716)875-6307

Email:

All information is deemed reliable but is not guaranteed and should be independently verified.

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.