

# PERFECT PLACE TO CALL HOME!



**202 Birch Street, Wayne**  
**\$85,000**

## MAIN LEVEL

*1,028 square feet*

**LIVING ROOM:** open staircase

**KITCHEN/DINING AREA:** dishwasher (1 year old), electric stove and refrigerator negotiable, wood laminate flooring, eating bar, sliding door to covered patio

**3 BEDROOMS:** wood laminate floors

**MAIN BATH:** tub/shower, sink, stool, newer vanity, wood laminate floor, decorative mirror

## LOWER LEVEL

*432 square feet*

**FAMILY ROOM:** 23' x 11'6" with built-in shelves

**LAUNDRY/FURNACE ROOM:** washer and dryer hook-ups

**BUILT:** 1971

**LOT SIZE:** 77' x 115'

**2008 TAXES:** \$1,680.99

**HEATING & COOLING:** Heat Pump with back up gas furnace

**GAS:** \$18/month average

**ROOF:** Composition Shingles

**SIDING:** Vinyl Siding

**GARAGE:** 2-Car Built-In

**FOUNDATION:** Concrete Block

**UTILITY:** Fuse Box

**WATER SOFTENER:** will leave, but not sure if working

## ADDITIONAL INFORMATION

- 10' x 18' covered patio
- Fenced back yard
- Great neighborhood
- Play house does not stay, swing set is negotiable

*This comfortable home is conveniently located close to the Wayne Public Schools and the Wayne Activity Center.*

*Information herein deemed reliable, but not guaranteed.*



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