

Copyright 2009 CIRMLS, LLC

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

Residential / Active

Customer Display

Residential 77046829 Active

409 Manchester Ave Wabash, IN 46992

\$32,000 

County: Wabash **Township:** Noble
Style: 2 Story **School Dist:** Wabash
Rooms: 9 **Apx Age:** 97
Bedrms: 4
Baths: 2 **Subdiv:** OTHER-WABASH CO
Half Baths: 0 **Possession:** Neg
Apx Acres: .00
Lot Size: 38 X 138 38 X 90
Parcel: 85-14-11-201-085-000.009
Legal: J W HANNA E 38' 5/4, JW HANNA N 1/2 6/4
HOA: N

[click on photo for additional pictures](#)

Apx SF 1st Flr: 1008	Apx SF 2nd Flr: 688	Apx SF 3rd Flr: 0	Apx Tot SF: 1696
Apx SF Bsmt: 0	Apx BG Fin SF: 0	Apx Tot Fin SF: 1696	
Garage Dim: 23 x 19	# Remotes: 0	Average Elect: 0	Cov./Restrict: No
Annual Taxes: 0	Average Gas: 0		

Exemptions: None **Windows:** Wood
Int Features: Window Coverings-Partial
Ext Features: Fence-Part
Appliances: None
DOM: 586

Fnd/Bsmt: Crawl, Basement, Unfinished	Garage: 2 Car Attached, Parking Spaces
Ext Finish: Aluminum Siding	Wtr/Sewer: Water-City, Sewer-City
Heating: Gas Forced Air	Air: None
Wtr Heater: Electric	Driveway: Stone
Flooring: Carpet, Vinyl	Porch: Open
Show Inst: LBOX-Electronic	Fireplaces: 0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	11 x 13	1	DR	15 x 14	1
BR 2	10 x 11	2	FR		
BR 3	14 x 15	2	LR	14 x 15	1
BR 4	14 x 15	2	KIT	12 x 14	1
BA 1	10 x 8	1	BRK		
BA 2	7 x 6	2	OTH		
BA 3			UTIL	in bath	1

Directions: On Manchester Ave, between East St. and Ross Ave. to address. Directly across from The Works Ice Cream Store.

Remarks: This would be great investment property. Was duplex at one time, now a single family dwelling. Needs a little TLC, but nice older 4 bdrm, 2 bath home w/large rooms, enclosed front entry, great back yard. Shared drive.

Prepared For You By:

DIANNE DUFFEY of WABASH REALTY, LLC.

807 N. CASS ST. SUITE A

WABASH, IN 46992

Email: duffeyed@yahoo.com

Listing Provided By: WABASH REALTY, LLC.

Office Ph: (260) 563-4962

Cell Ph: (260) 571-7615

