

# Hamptons

INTERNATIONAL



**34 Proctor Blvd, Utica, NY 13501**

5 🏠 2 🚗

**£200,000**

**(\$269,500)**

## Property details



### Attributes

-  Garage
-  Garden

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5  2 

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## Description

Welcome to this well maintained homestead that is need of some updating located in the heart of Utica historic district. This charming home features 5 bedrooms, 1 full bath and 1 half bath. Entertain in a spacious formal dining room that leads to a double door enclosed porch or sunroom. For those looking for a space to make their own, the third floor 5th bedroom is in 660 sf of finished space. Excellent for a possible primary suite. When summer arrives you will be quite comfortable because this home has central air. As you step inside, youll be greeted by a spacious foyer filled with natural light and hardwood floors. The living area is perfect for gatherings and relaxation in the fireplaced living room and spacious formal dining room. The eat-in kitchen has nice wood cabinets and modern stainless steel appliances. This space can be easily updated with new cabinet hardware, countertop, paint and flooring. Outside, enjoy the deck that leads to a cozy backyard and space enough for a small garden, ideal for entertaining or unwinding after a long day. Having a garage is an extra bonus too. Situated in a friendly tree lined neighborhood, this home is conveniently located near schools, shopping, restaurants, and transportation. Dont miss the opportunity to make this wonderful house your home!





































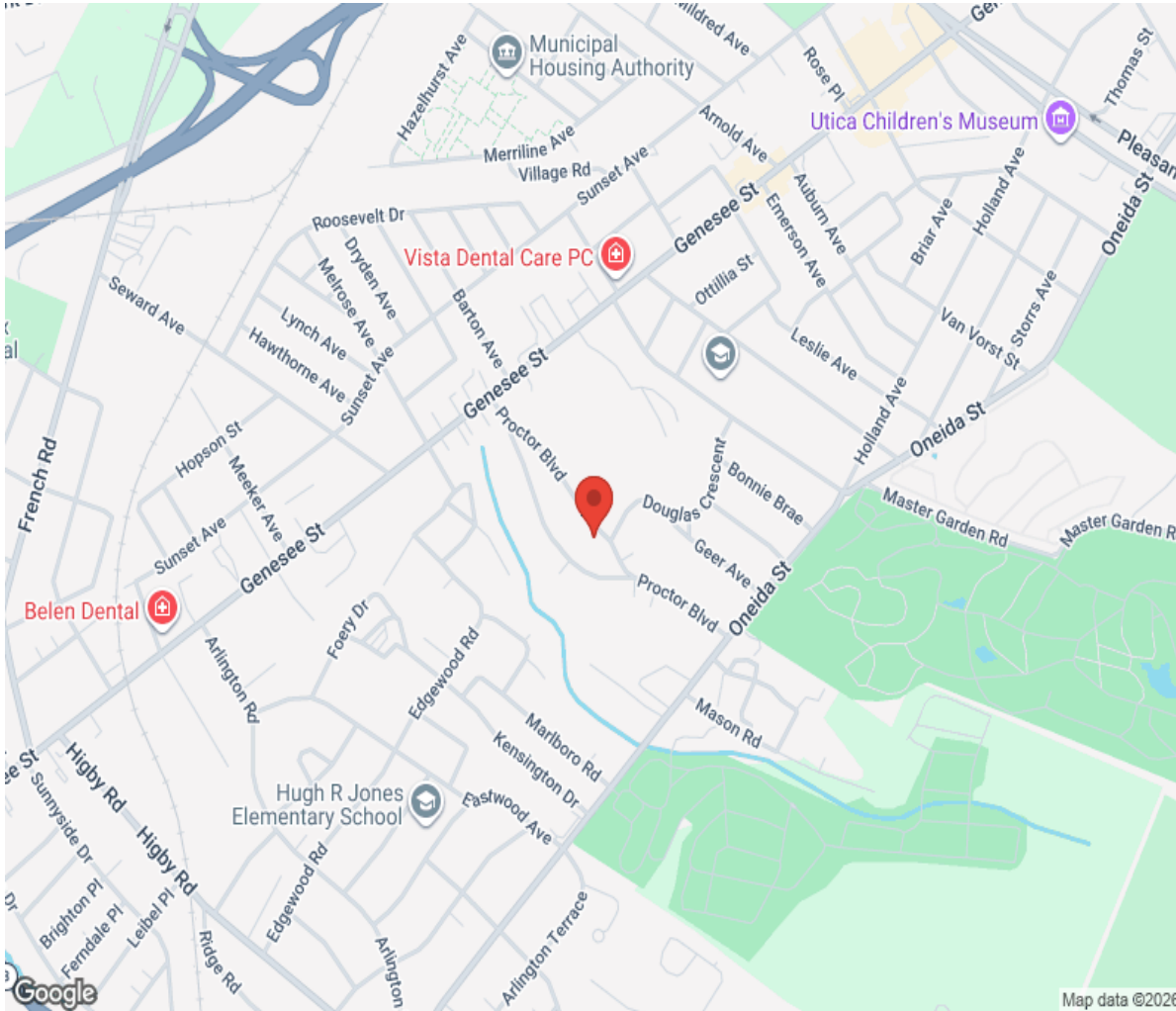








# Location



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