

FOR SALE

**1204 West Chestnut Ave.
Duncan, Oklahoma**

Real Property Consists of: A Nice 2 Bedroom Frame Home with a Living Room/Dining Area Combination, Kitchen with Washer/Dryer Hookup and Full Bath with Shower over the Tub. The Home has a Full Attic Upstairs with a Retractable Ladder. The Attic is Finished out with new Sheet Rock, Paint and Textured with New Lighting. Ideal for Play Room or Storage.

Additional Improvements: A Detached 1 Car Garage with an Attached Lawn Mower Shed and Storage Area. The Home has Central Heat and Air, Vinyl Siding, Nice Metal Windows, a Covered Back Porch (12'x22') and a Front Porch Freshly Painted. The Interior of the Home has New Paint, New Carpet and New Vinyl Flooring. All Situated on a Large Corner Lot with a Fenced in Backyard.

Broker's Note: The Home would make a great Starter Home. Freshly Painted, New Carpet and New Vinyl Flooring and is Move In Ready. Please See to Appreciate!

\$64,900

Gary Criswell Auction Service & Real Estate, Inc.
(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)
580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248