

FOR SALE

**2113 Amhurst Avenue
Duncan, Oklahoma**

MLS 36956

Home and Improvements: A Nice 3 Bedroom Brick Home (Approximately 1,810 Square Feet) with Living Room with Gas Log Fireplace, a Large Den with a Partial Raised Floor, Kitchen/Dining Area Combination, Utility Room and 1 3/4 Baths.

Additional Improvements Include: Attached 1 Car Carport, Vinyl Siding on Facia, Sofits and Gables. The Home has a Full Sprinkler System and a Nice Work Shop with Vinyl Siding (10'x30') and a Window Air Conditioner. All Situated on a Large Corner Lot (97'x103') with a Nice Fenced in Back Yard in a Great Location across the Street from Horace Mann School and 2 Blocks South of Duncan Regional Hospital.

Owner Says Sell! Priced Reduced!

\$169,500

Gary Criswell Auction Service & Real Estate, Inc.

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