



**7316 PITTVILLE AVENUE**

7316 PITTVILLE AVE, PHILADELPHIA, PA 19126

**\$239,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 7316 PITTVILLE AVENUE

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19126

Come see this charming Stone and brick townhouse has lovely hardwood floors and a welcoming layout with three bedrooms, one full bath and one half bath. Initially you will be welcomed by the fenced paver terrace out front with garden features, hose and slate steps. Come through the brand new front door into a giant living room with space for entertaining, gleaming hardwood floors and can lights. From there enter into the spacious dining room graced with a chandelier and more hardwoods. The kitchen has a new gas stove, garden window, pendant lights and counter seating. Beautiful wood steps lead you upstairs to the huge main bedroom with a chandelier and 2 closets.

**Basement: Finished,**  
**Basement: Slab Foundation,**  
**Bath Features: Stall Shower,**  
**Cooling: No A/C,**  
**General: Skylight,**  
**Heating - Fuel Type: Oil**

**\$239,000**



In the hall is an updated 4 piece ceramic tile bathroom featuring a skylight, tub, stall shower, toilet and vanity. Nice sized 2nd and 3rd bedrooms complete the second level that has hardwood floors as well. In the fully finished basement there is a laundry area with utility sink, large half bath with ceramic tile, double sinks and lots of cabinets. In addition to that there is a large family room with glass doors to a brick walled paver patio that has a locking door to the alley. Truly an oasis of privacy and peace. Roof replaced 2024. You do not want to miss this great move in ready home! Half of a block walk to Cheltenham Ave. providing easy access to public transportation. Family Room Laundry Half Bath Bedroom 3 7.0ft x 14.0ft Bedroom 2 10.0ft x 14.0ft Bedroom 1 13.0ft x 17.0ft Bathroom 1 Kitchen 7.0ft x 13.0ft Dining Room 10.0ft x 13.0ft Living Room 18.0ft x 19.0ft



