



1325 E MONTGOMERY AVE

PHILADELPHIA, PA 19125

\$425,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Beautiful home with great bones on arguably one of the best blocks in Fishtown. This classic 2-story brick-front home with a patina bay window is full of original character, including a tiled foyer with engraved glass door, original hardwood floors throughout (currently under carpet), wood archways, and a large front bedroom with an original built-in armoire. The home has been well maintained over the years and is in solid condition, but it does need updating and some TLC. The upside here is clear, once renovated, you'll have a standout property on a great block right in the heart of Fishtown, within the Adair Elementary catchment.

Heating - Fuel Type: Gas,
Sewer: Public,
Cooling: Wall Unit A/C,
Water: City Water

\$425,000



The first floor offers a large living room, spacious dining room, and an oversized kitchen. The kitchen is equipped with a gas stove, dishwasher, refrigerator, and currently houses the washer and dryer, with direct access to a generously sized concrete backyard. Upstairs you'll find three bedrooms, including a large front primary bedroom and two additional well-sized bedrooms. The full bathroom sits in the middle and includes a sink, walk-in shower, and toilet. The basement is full and spacious, featuring a Weil-McLain boiler, 100-amp electric panel, newer utility meters, and a Bradford White water heater, with plenty of room for storage. Great opportunity for a buyer looking to create something special in a prime Fishtown location.



