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## Handsome on Henley

76 Henley Street

In some cities, bungalows are a dime a dozen. But here in Rochester they're rather rare. So it's especially exciting to find one with untarnished character, untapped potential, and—best of all—unpainted woodwork. At 76 Henley Street in Charlotte, you'll find just that. The house has been rented for a number of years and could use the attention of a loving and attentive homeowner but the asking price reflects that and there is plenty to work with.

From the street, this bungalow has a cozy and tidy look but once inside, the rooms and layout are surprisingly spacious, feeling larger than the home's 1,260 square feet. Throughout the home you'll find original woodwork, original solid wood doors with glass knobs, and the original wood windows. The front entrance opens to an enclosed, three season porch with the original porch floor and beadboard ceiling. From there, you proceed into the living room, where the fun begins. A bank of four windows lights the large space. Unpainted crown moldings, baseboards, and the original hardwood floors add warmth and character. A brick fireplace with a heavy wooden mantle and tiled hearth serves as the focal point of the room, flanked by built-in shelving and a leaded glass window. It's easy to picture oneself entertaining or settling in for a quiet winter's night in this room.

An archway opens to the dining room, which boasts its own charm—beautiful wainscoting and a leaded glass window above the spot where you'd put your sideboard/buffet.

The kitchen is a serviceable size with some original cabinetry and a cute alcove for your refrigerator. Some updated countertops and maybe a backsplash to match the cabinets would really make this room stand out. Off the kitchen, the first of four bedrooms also connects back to the living room. This room could also function as an office, playroom, or cozy den.

A short hallway leads past some built-in cabinets (for linens or food) to the second bedroom, the full bath, and the stairs. Upstairs, you'll find two more bedrooms and lots of closet and storage space tucked under the eaves of the home.

The basement and side entrance are accessed off the kitchen. Outside, there's a long driveway, a relatively rare detached two car garage, and a small backyard.

Just a few blocks off Beach Avenue, Henley St. is a quiet residential street in Charlotte. The Secret Sidewalk, Ontario Beach Park, Abbott's, Mr. Dominic's at the Lake, and all the other lakeside amenities are just a short walk away.

Reflecting the need for some TLC, 76 Henley St. is listed at \$69,900. At this price, this listing won't last long so contact Dan Head of Howard Hanna Real Estate Services right away (585-738-9893) to make this bungalow yours in the new year.

by Caitlin Meives

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