



For Sale on Market

**\$310,000**

Call 7138840322 Today!

## 2271 SCRIPTURE ST, DENTON, TX 76201

3 BEDS, 2 FULL BATH(S)

Welcome to 2271 Scripture, a rare opportunity to own a home full of charm in one of the most desirable pockets of the city! This 3 bedroom, 2 bath, 2,156 sqft home has beautiful natural light with original hardwoods, a lovely screened-in porch and charming built-ins throughout. The home sits on an expansive lot with two storage sheds, offering incredible potential for renovation or expansion. Situated directly across the street from the recently renovated McKenna Park, you'll enjoy easy access to open greenspace, playgrounds and basketball courts right at your doorstep. It's minutes to I-35 and the hospital with dining, shopping and UNT a short walk away. Whether you're an investor, builder, or homeowner looking for a property with major potential, this home offers incredible value in a highly sought-after setting.

### GENERAL DESCRIPTION

**Subdivision:** Puchalski  
**Property Type:** Residential - Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full  
**Stories:** 1  
**Style:** Traditional  
**Year Built:** 1967  
**Building Sqft:** 2,156 /  
**Lotsize:** 16,640 / PUBREC  
**MLS# / Area:** NTREIS-21087569



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
**Ebby Halliday, REALTORS**

2271 Scripture St, Denton, TX 76201

Visit <https://www.har.com/NTREIS-21087569> for more information