



## 52 Melmore Gardens, Creggan, Derry, BT48 9NE

Asking Price £145,000

- 3 Bedroom Refurbished home
- New Kitchen
- New Bathroom
- New PVC windows and doors
- New Carpet
- Newly painted.

## Directions

## Viewings

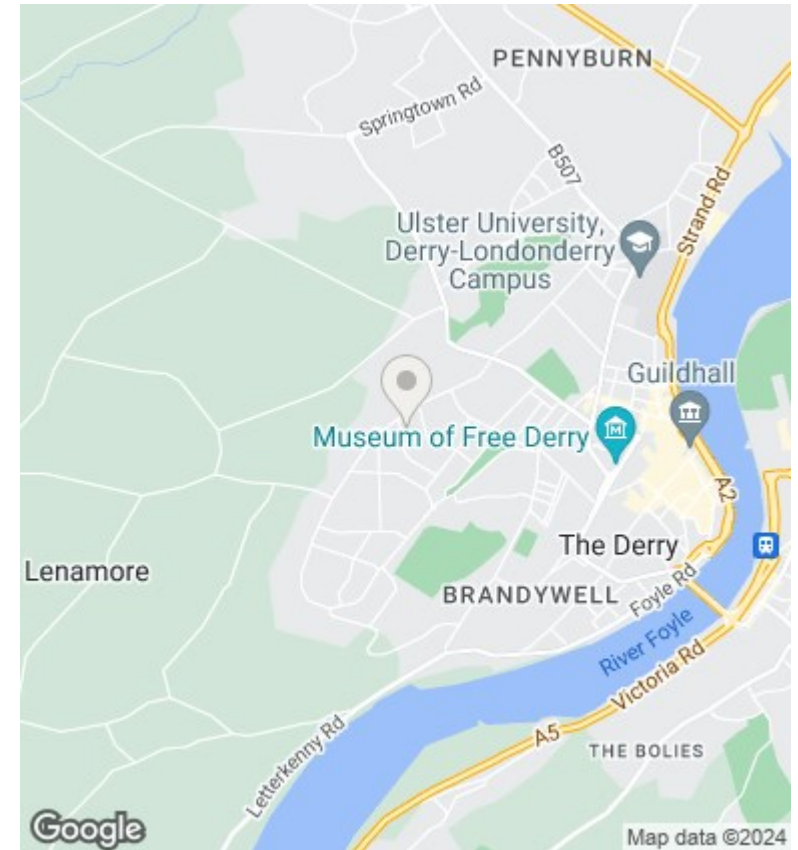
Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	