



Hills Lane Drive, Madeley, Telford  
Offers in the region of £170,000



Peter Richardson

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This three bedroom terraced property is located in a tucked away position in Madeley, perfect for first-time-buyers or investors.

Upon entry, you are greeted with a spacious lounge area with a fitted gas fireplace, then leading through to the kitchen/diner facing the rear, providing access to the enclosed garden which overlooks a peaceful nature reserve.

On the first floor, there are three good-sized bedrooms and a bathroom with a separate WC.

Externally, there is plenty of communal parking available to the front of the property.

This property is situated within walking distance of local amenities and the popular Ironbridge Gorge Heritage Site. The Silkin Way is also a short distance away allowing for woodland walking and cycling routes.

Viewings are highly recommended.





Peter Richardson Estates  
Limited

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>85</b>	
		<b>56</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	