



RICHMOND ROAD, , FY8 1PE

- SECOND FLOOR FLAT IN THE HEART OF THE **TOWN**
- LARGE ROOMS THROUGHOUT

- PLENTY OF CHARACTER FEATURES
- IDEAL FOR BUSINESS PROFESSIONALS
- MODERN THROUGHOUT





NEW TO THE MARKET













7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com





Communal Entrance
Stairs lead to all floors, flat 3 is located on the second floor

Open Plan Lounge & Kitchen
A fantastic sized room boasting
plenty of space in the lounge area,
with character features, ceiling
spotlights, velux windows and plenty
of storage in the eaves cupboard.
The kitchen area has range of
modern base & wall units with
complimentary work tops surfaces
and a matching breakfast bar/island
unit. Integrated appliances include
an electric oven/hob, sink & drainer
unit, fridge/freezer and there is space
& plumbing for a washer.

Bedroom

A great sized double bedroom with ceiling spotlights and two built-in storage cupboards in the eaves. The bedroom has a door leading to the en-suite.

En-Suite Shower Room

A three piece including a WC & wash hand basin and a fully tiled walk-in shower enclosure with mains plumbed shower.



External
The property benefits from gas
central heating, uPVC double glazing
and off-road parking to the front/
side of the property,







