



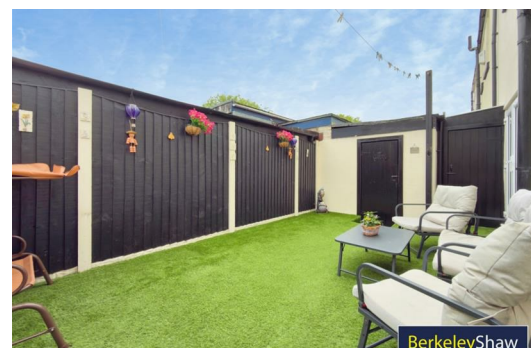
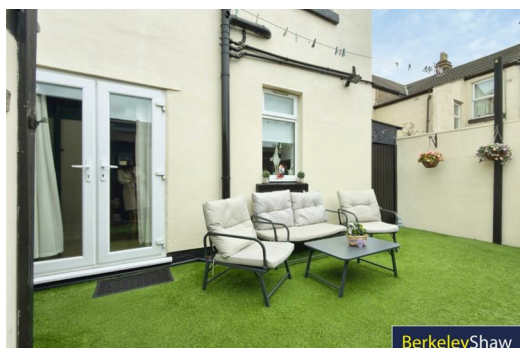
**3 Argo Road, Liverpool, L22 0NN**  
**Asking Price £260,000**

Welcome to this stunning end-of-terrace property, the largest on the street, with both a BASEMENT and LOFT CONVERSION, ideally situated just a stone's throw from independent shops, WATERLOO TRAIN station, and the beautiful BEACH.

This remarkable home offers a perfect blend of charming character features and modern amenities, making it an ideal choice for families and professionals alike. As you step inside, you're greeted by a beautiful front lounge featuring a striking bay window and soaring high ceilings. The OPEN-PLAN kitchen, living, and dining area creates a seamless space perfect for entertaining, highlighted by PATIO DOORS that lead to a delightful outdoor area. Here, you'll find a low-maintenance artificial lawn, a thoughtfully designed brick-built STORAGE area, and an EXTRAORDINARY OUTSIDE WC. A walk-through shed offers additional storage and leads back to the front walled garden, enhancing the property's charm.

Descend into the BASEMENT, where an entry hallway leads to an inviting lounge room, ideal for a teenagers' retreat or a HOME GYM, adding versatility to your living space. On the first floor, there are three well-appointed bedrooms: two generous doubles and a spacious single. The family bathroom features a full-size bath and a separate shower cubicle for your comfort and relaxation. Ascend to the LOFT CONVERSION, which serves as a bright and airy HOME OFFICE, hobby room, or additional guest space—an inspiring escape from daily life.

Immaculately presented and meticulously improved by the current owners, this property is a true gem that showcases size and potential. With its charming CHARACTERE and modern living features, this end-of-terrace home offers an unbeatable lifestyle in a prime location. Don't miss your opportunity to view this impressive property.



- Hall
- Front Room
- Kitchen
- Dining
- Basement
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Loft Room
- WC - Outside
- Shed/Store
- Lean To - Side

Energy Efficiency Rating		
	Current	Potential
Very 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>70</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, rooms and any other details are approximate and the responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Hoxpox 12/20



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

