



## 58a Argo Road, Liverpool, L22 0NW

£750 PCM

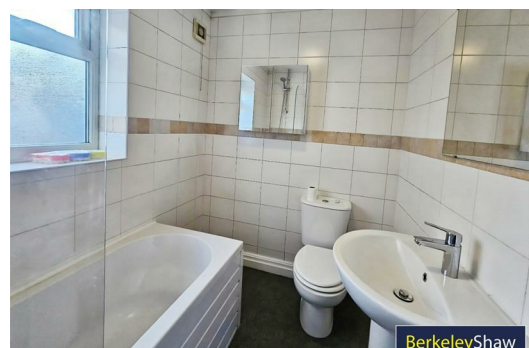
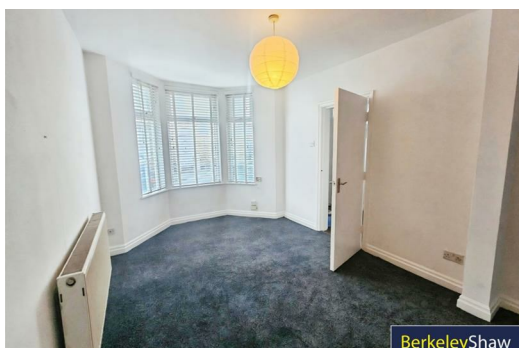
This neutrally decorated 2-bedroom flat is available in the popular L22 area of Liverpool, offering convenient access to local amenities and public transport.

The property features a separate reception room with large windows, allowing good levels of natural light and providing a comfortable living space. The kitchen includes natural light and a designated dining space, creating a practical area for everyday meals. There is one double bedroom and one single bedroom, offering flexibility for occupants. The bathroom is fitted with a heated towel rail. The flat has an EPC rating of C and falls within Council Tax Band A.

The location provides access to a range of local amenities, including shops, cafés and services in Crosby and Waterloo, which are both easily reached from the property. Nearby green spaces such as Crosby Coastal Park and the waterfront at Crosby Beach offer walking routes and leisure opportunities.

Public transport links are a key benefit of this address. Waterloo and Blundellsands & Crosby railway stations are both within easy reach, providing regular services into Liverpool city centre in approximately 15–20 minutes, as well as connections towards Southport. Local bus routes operate along nearby main roads, giving further options for travel across the wider Merseyside area.

This 2-bedroom flat to let in Liverpool's L22 district will appeal to those seeking practical accommodation with access to public transport, local amenities and coastal outdoor spaces.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		



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