



45 Rawlins Street, Liverpool, L7 0JE

Offers Over £195,000

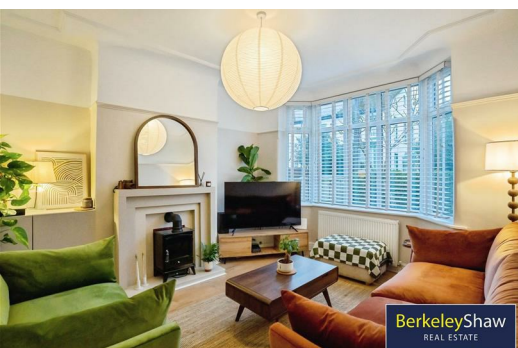
Beautifully Renovated Three-Bedroom Semi-Detached Home | Rawlins Street, L7

Located on the ever-popular Rawlins Street, L7, this beautifully presented three-bedroom semi-detached home has undergone significant renovation by the current owners, creating a stylish and versatile property perfectly suited to modern living.

Upon entering, you are welcomed by an inviting entrance hall complete with a convenient downstairs WC. To the front of the property sits a beautifully presented bay-fronted living room, offering a warm and cosy space ideal for relaxing evenings. To the rear, the home truly comes into its own with an impressive open-plan kitchen diner, thoughtfully designed for both everyday living and entertaining. The kitchen boasts a range of integrated appliances and is flooded with natural light, with French doors opening directly onto a low-maintenance Indian stone flagged rear garden — perfect for summer gatherings and alfresco dining.

The first floor continues to impress, offering two well-proportioned double bedrooms, alongside a further single bedroom which would make an ideal home office, study, or guest room. Completing the accommodation is a modern three-piece family bathroom finished to a high standard. The property further benefits from a large loft space ideal for storage, gas central heating & majority double glazing & off street parking.

The location is a major highlight, with excellent access to Wavertree Technology Park, Liverpool Innovation Park, and the wide range of retail and leisure amenities available at Liverpool Shopping Park. Liverpool City



Entrance Hallway

An inviting entrance hallway featuring stylish laminate flooring, a radiator, and access to all ground floor rooms, along with a handy understairs WC — a practical and welcoming first impression

WC

Newly fitted with WC, basin & double glazed window.

Living room

A beautifully presented and cosy living space, enhanced by a double-glazed bay window that floods the room with natural light. Finished with coving, picture rails, a feature fireplace, and a radiator, making it perfect for relaxing evenings.

Kitchen diner

An impressive and versatile kitchen diner, ideal for entertaining. The modern kitchen is fitted with an electric hob, electric oven, extractor hood, integrated fridge freezer, Belfast ceramic sink, and metro-effect tiled splashbacks. Built-in storage to the alcoves, spotlights, LVT flooring, and a double-glazed window complete this stylish and functional space.

Landing

A bright and attractive landing area featuring a stunning stained-glass lead-lined window, loft access, and doors leading to all first-floor accommodation.

Bedroom 1

A generous bay-fronted double bedroom with a double-glazed window, built-in wardrobes, and radiator, offering a calm and comfortable retreat.

Bedroom 2

A well-proportioned second double bedroom boasting a large double-glazed window, built-in storage, and radiator, ideal for guests or family use.

Bedroom 3

A versatile third bedroom, perfect for use as a home office, study, or guest room, featuring a double-glazed window and radiator.

Bathroom

A modern white three-piece bathroom suite comprising a

bath with shower attachment, WC, and wash basin. Finished with a heated towel radiator, spotlights, and a double-glazed window.

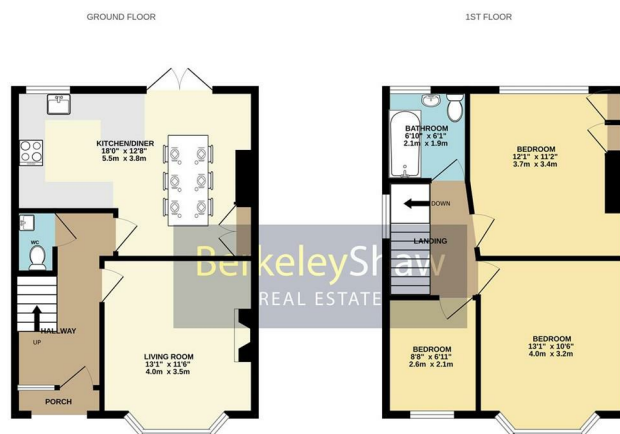
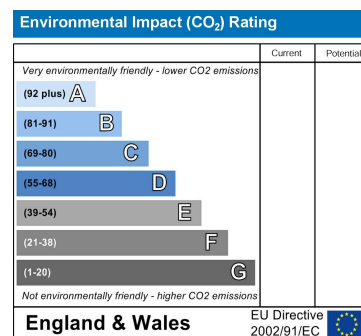
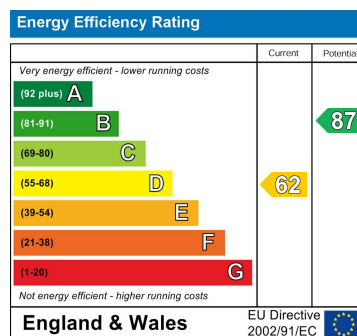
Loft space

Accessed via a pull-down ladder, the loft offers excellent storage space and presents potential for further conversion, subject to the necessary planning permissions.

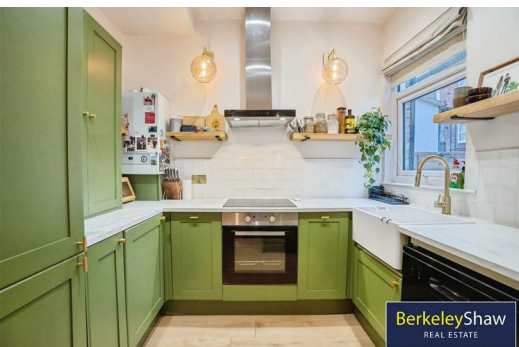
Front elevation

Rear garden

Low maintenance space with gated side access complete with Indian stone paving.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, wallspace, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The layout, systems and appliances shown are not shown to scale and no guarantee is given to the quality or quantity of materials or workmanship. Made with Metaphor 12/2021



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