



46 Meadow Lane, Fearnhead

**Miller Metcalfe**  
*Every step of the way*

# 46 Meadow Lane

## Fearnhead, Warrington

Situated in the highly sought-after area of Fearnhead, on Meadow Lane, this beautifully refurbished and extended three-bedroom semi-detached bungalow offers modern living in a convenient and desirable location, close to a wide range of local amenities and excellent transport links.

The current vendor has undertaken an impressive transformation of the property, creating a stylish and spacious home that is ready to move into.

Upon entering, you are welcomed by a porch with a useful storage cupboard, leading through to a spacious lounge. The modern fitted kitchen features contemporary wall and base units, an induction hob, oven and fridge freezer, with additional space for a washing machine. The kitchen flows seamlessly into the impressive new extension, providing a further reception area filled with natural light from two Velux roof windows. Patio doors open directly onto the stunning rear garden, creating an ideal space for relaxing, entertaining and enjoying the outdoors.

The accommodation continues with two generous double bedrooms and a spacious single bedroom, offering flexible living arrangements for families, couples or those requiring a home office. A modern family bathroom completes the internal accommodation, fitted with a shower over the bath, wash basin and WC. Externally, the property benefits from a private driveway providing off-road parking, an attached garage and a beautifully enclosed rear garden. The garden is mainly laid to lawn and features an attractive porcelain-tiled patio, perfect for outdoor dining and entertaining, together with a dedicated area for growing your own vegetables.

A further highlight is the south-facing rear garden, which enjoys plenty of sunshine throughout the day. The property also benefits from double glazing throughout. Combining a high standard of refurbishment, additional living space and a fantastic outdoor area, this superb bungalow is an excellent opportunity for buyers seeking a modern home in a popular residential location.

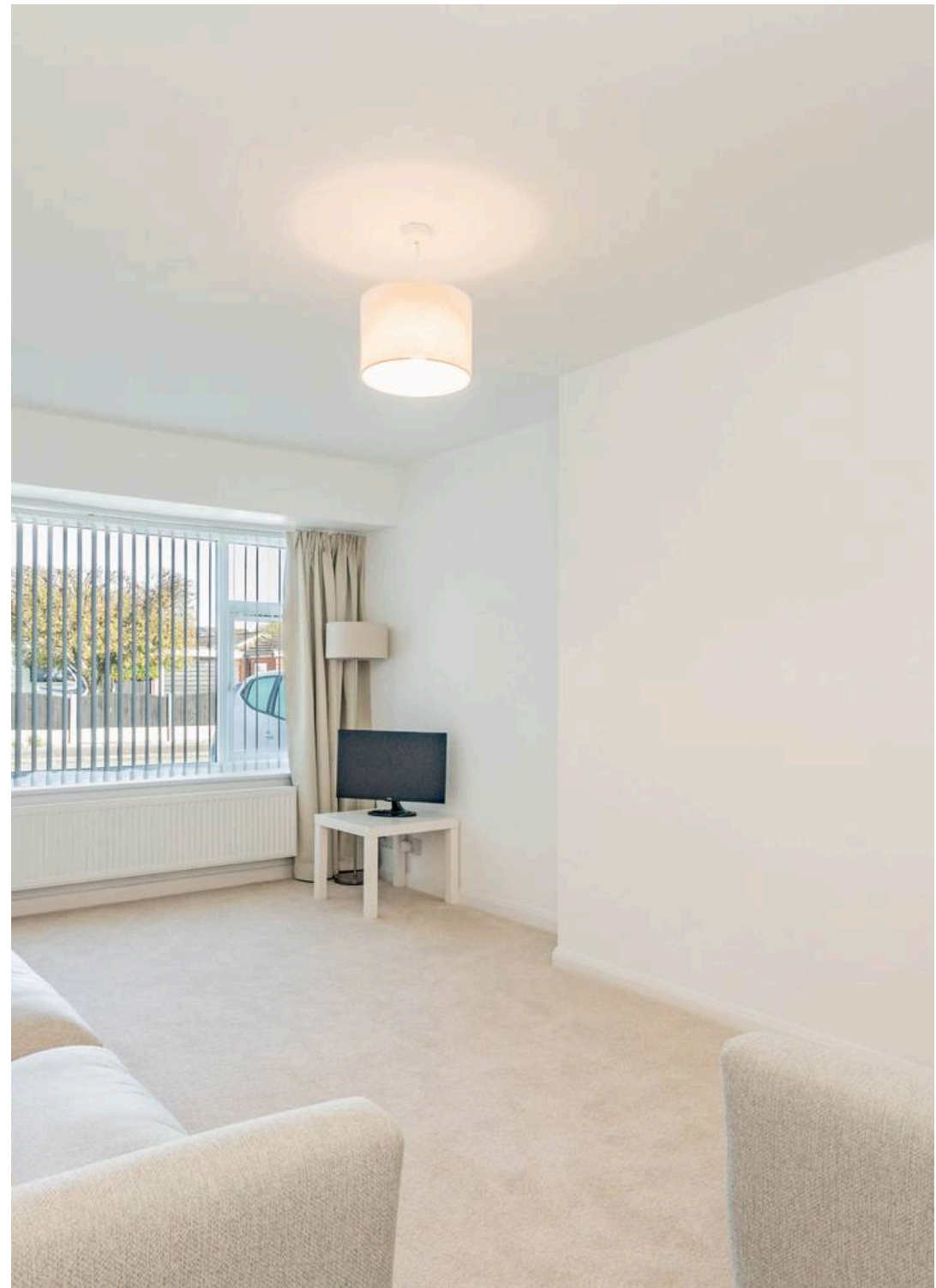
Early viewing is highly recommended to fully appreciate all this fantastic property has to offer. Please contact our office today to arrange your internal viewing.

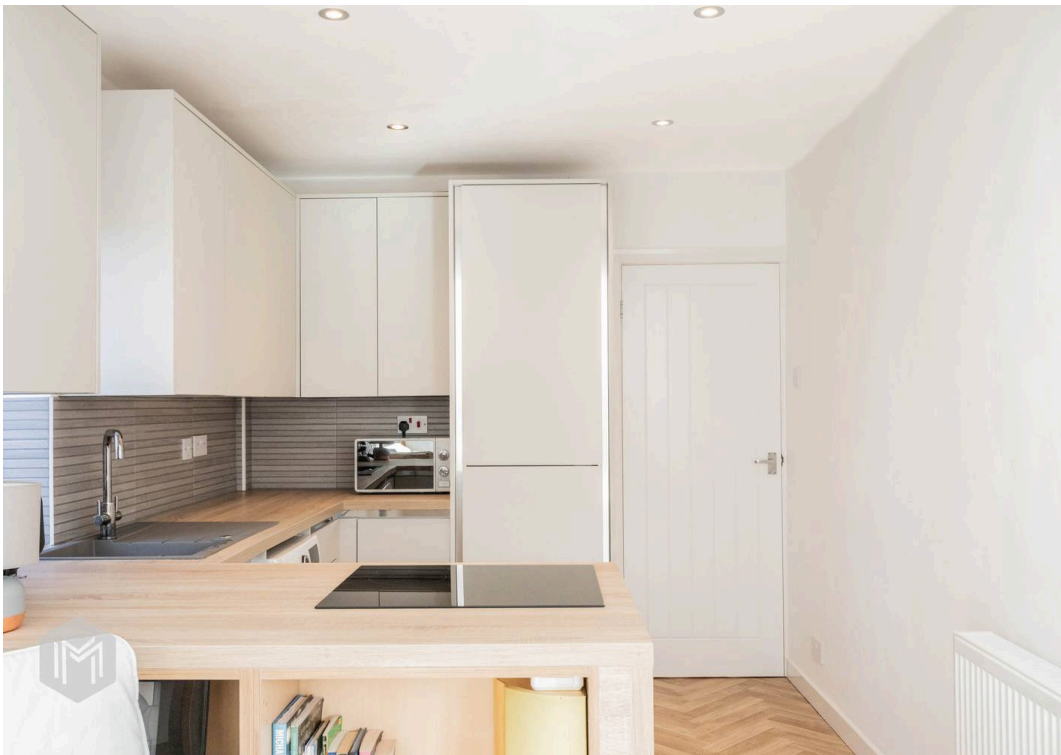
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

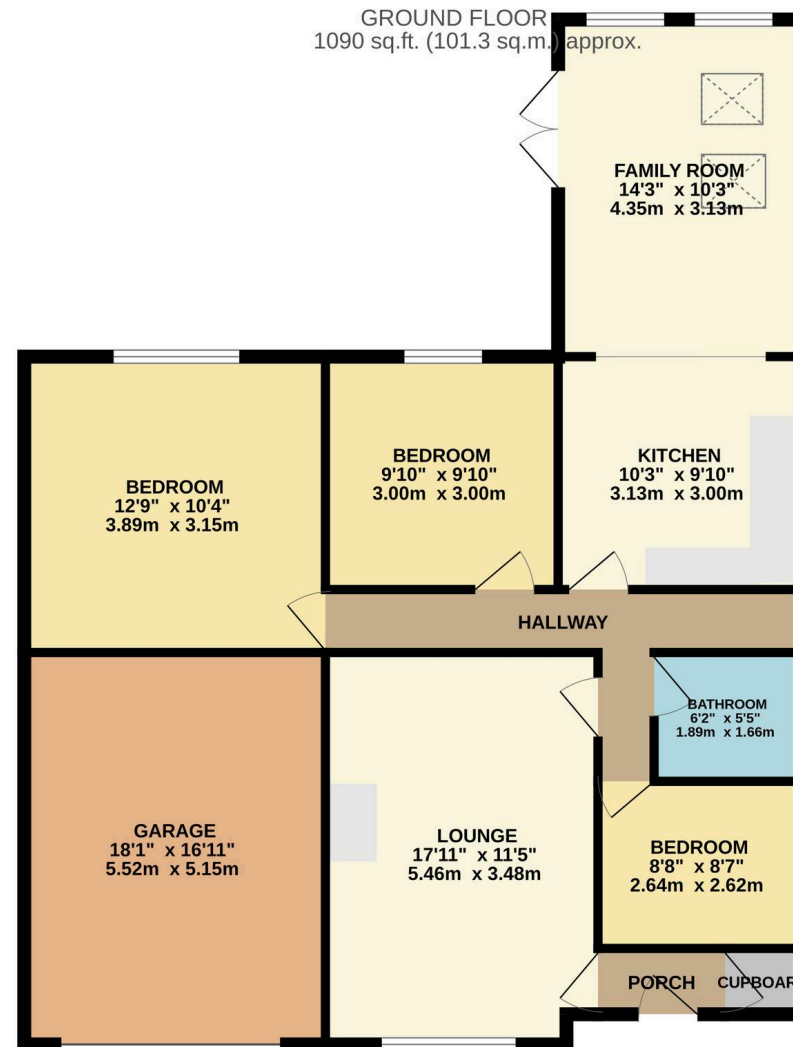
EPC Environmental Impact Rating: E











TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2026



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