



2 Rutland Avenue, Atherton

Guide Price £390,000

Miller Metcalfe
Every step of the way

2 Rutland Avenue

Atherton, Manchester

This impressive five bedroom detached family home offers generous and versatile living accommodation, perfectly suited to the demands of modern family life. Combining spacious interiors with a superb south facing garden and an excellent commuter location, this is a home designed to accommodate both everyday living and entertaining.

The ground floor features three well proportioned reception rooms, providing flexible spaces for relaxing, dining, working from home, or family gatherings. The well appointed kitchen is fitted with a range of units and benefits from a freestanding cooker, integrated appliances, and a wine fridge, while the adjoining utility room offers additional storage and practical laundry facilities.

To the first floor, the property boasts five spacious bedrooms, including a generous principal bedroom, all served by a stylish four piece family bathroom finished to a high standard.

Externally, the home continues to impress with a beautifully maintained, south facing rear garden. Featuring both patio and decked seating areas, it provides the perfect setting for outdoor dining, entertaining guests, or simply enjoying the sunshine throughout the day.

Ideally situated just a short distance from Atherton town centre, the property enjoys easy access to an excellent range of local amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and healthcare services. Families will appreciate the selection of well-regarded schools, nurseries, and nearby parks, making this an ideal location for those looking to put down long-term roots.

For commuters, the property is exceptionally well connected. Atherton railway station is just minutes away, offering direct services to Manchester and Salford, while Bolton and Wigan are also easily accessible. Excellent road links via the A577 and the nearby M61 motorway provide convenient connections across the North West.

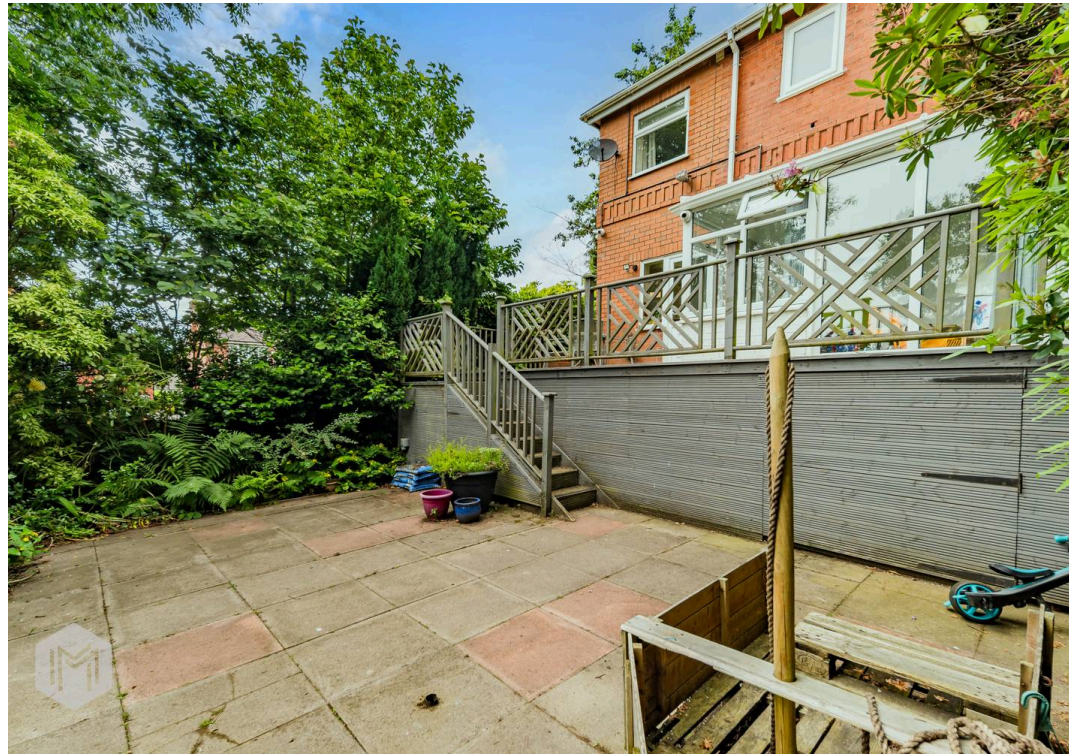
The surrounding area also offers an excellent lifestyle, with a variety of sports clubs, gyms, and scenic countryside walks all within easy reach. Whether enjoying the local amenities or travelling into Manchester for work or leisure, this location offers the perfect balance of convenience and community.

Offering substantial living space, five bedrooms, a sunny south-facing garden, and outstanding transport links, this exceptional detached home presents a fantastic

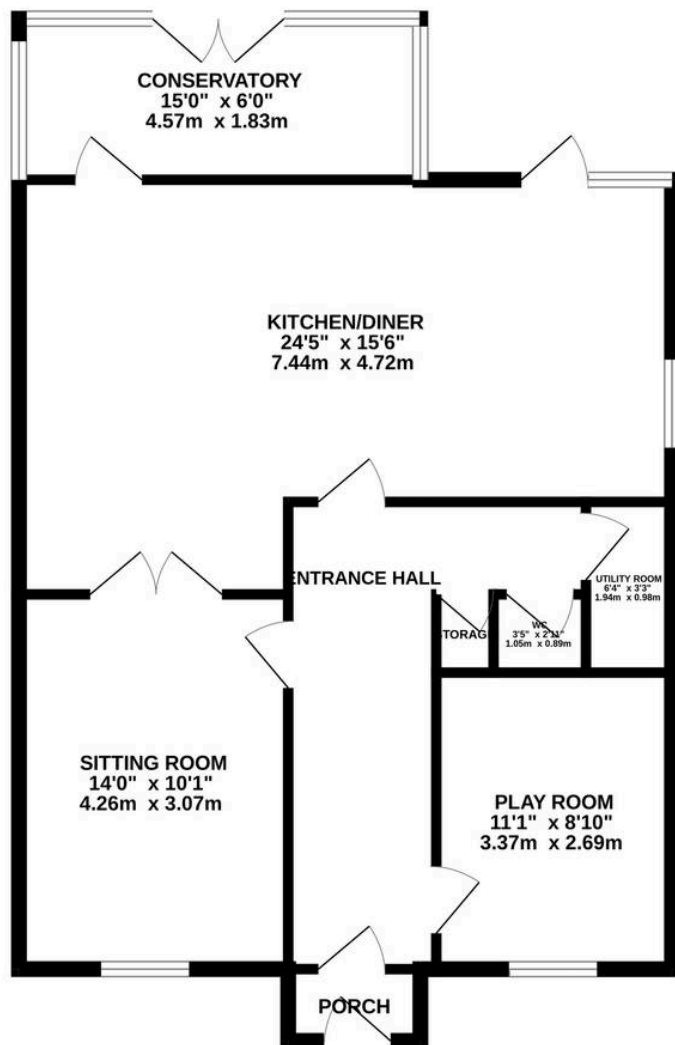




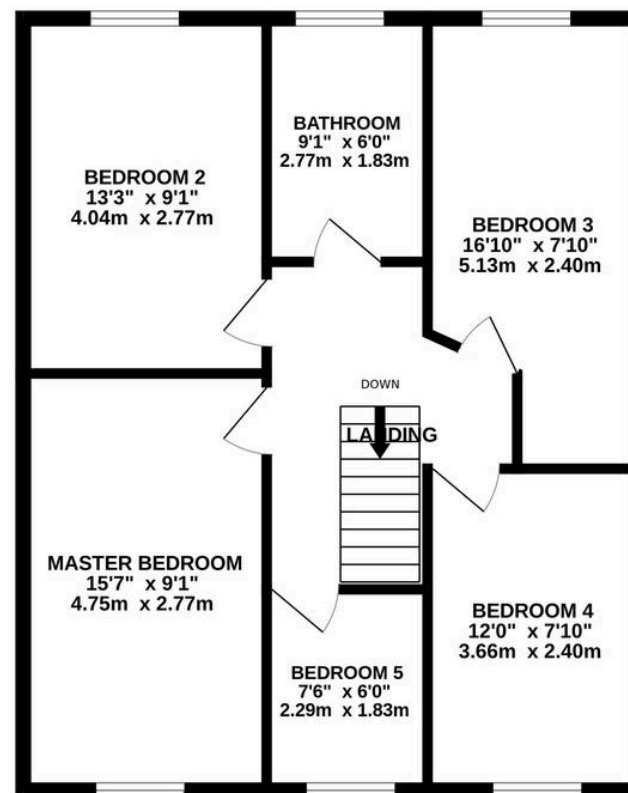




GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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.

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