



52 DOB BROOK CLOSE MANCHESTER, M40 1DB

£1,395 PCM


Newton Heath is an area of Manchester, that lies approximately 2 miles north-east of the city centre. Ideally located for somebody who wants the comfort of a house rather than an apartment, but that still desires to live close to the city. This well proportioned semi-detached house is available in an un-furnished state and is positioned next to the river, offering lovely views. Engulfed with gardens to the front, side and rear, as well as boasting a driveway suitable for two average sized cars.

This house briefly comprises of; a large lounge with lots of light. There is a fitted kitchen with integrated appliances and access through to a conservatory; which itself leads in to the rear garden. Up on the first floor you will find two double bedrooms, with a third single bedroom and the family bathroom suite with modern fixtures and fittings.

This property has been recently redecorated throughout and is available from 08/05/2026, so call now to avoid disappointment.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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