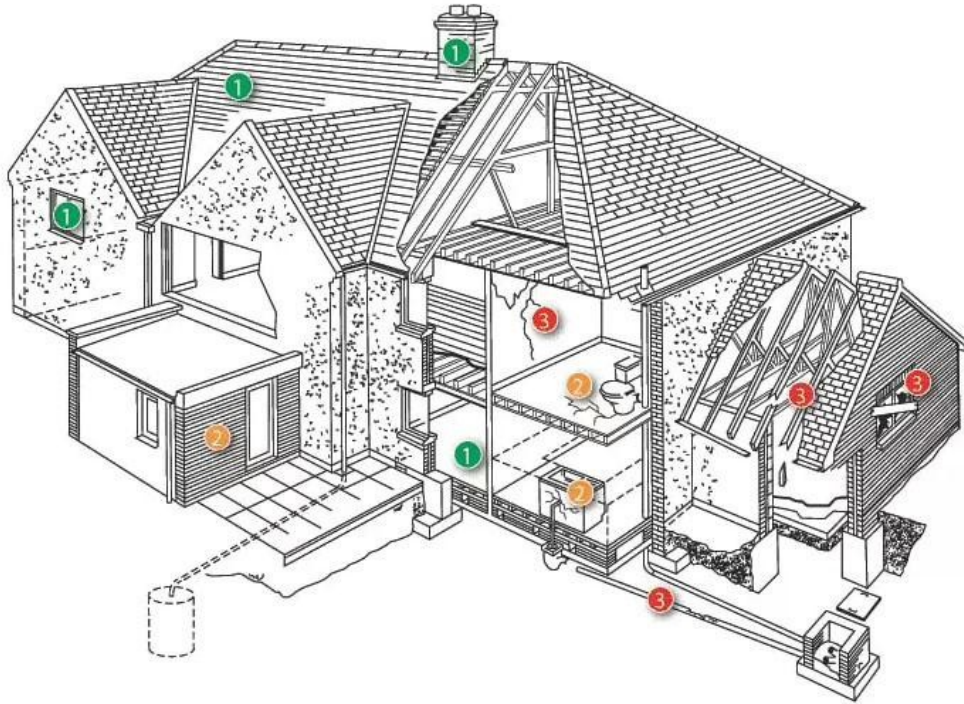


HomeCheck™



HomeCheck Property Review

A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance

Property address: 101 Hawksley Avenue, S6 2BD

Date: 14 July 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This terraced house is in good condition for its age, and presents as a well-maintained and cared-for property throughout.

The items identified are minor and, in the main, cosmetic or preference-led. There are no structural concerns and nothing that needs to be addressed urgently. A small number of practical points, such as a door that needs easing and a redundant hole in the alleyway brickwork, can be planned at leisure, while the remainder are optional decorative matters.

In practical terms this property presents as one requiring only normal ongoing upkeep rather than repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The door at the bottom of the attic staircase catches on the carpet and needs easing or trimming to close cleanly.
- A redundant hole is present in the alleyway brickwork where a timber has been removed, best filled to close the opening.

● Ongoing Maintenance / Improvement

- The front wall of the master bedroom has been redecorated but the paintwork is patchy, with the previous lighter colour still showing through in places.
- The understairs closet has minor worn and scuffed paintwork and a couple of small gaps above the skirting.
- Minor hairline cracks are present to the wall and skirting junction on the second-floor staircase.
- The first-floor shower room has no extractor, with very minor condensation-related mould to a ceiling corner and to the shower sealant.
- Historic water staining is present to the rear wall of the boiler cupboard, most likely from past roof leakage around the chimney flashing.
- The cellar is untanked and shows the damp typical of a Sheffield terrace cellar of this type.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £90 – £180
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £150 – £300
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property has clearly been maintained over time and presents well throughout. The issues identified are minor and typical for a property of this age and type.

Nothing noted is structural, and nothing needs to be addressed urgently. The two small practical items, easing the attic door and filling the redundant alleyway hole, can be planned at convenience. Everything else is optional and comes down to buyer preference, chiefly redecoration where the finishes are patchy or worn.

The cellar dampness and the historic staining in the boiler cupboard are both consistent with the age and construction of the property and, on the visible evidence, do not indicate any current problem or call for work.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The roof has been recovered at some point and is no longer the original slate. It appears to be in good condition to both front and rear, with the ridge showing no visible issues.

What initially looked like a displaced slate behind the chimney breast is in fact flashing around a boiler flue outlet above the chimney flashing. The roof covering itself is sound.

The chimney brickwork and pointing above roof level are sound to the rear, and the stone chimney to the front is also sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The guttering and downpipes to both front and rear are black plastic and all appear sound.

The soil pipe and visible drainage are also black plastic and appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

Within the alleyway between the two houses the brickwork and pointing are sound. The only item of note is a redundant hole in the brickwork where a timber that once spanned the alleyway has been removed. This is not a structural matter, but the opening is best filled to prevent insect access.

What's likely required:

- Fill the redundant alleyway hole to close the opening

Typical cost guidance: £50 – £100

● Ongoing Maintenance / Improvement

The main house walls are brick with sound pointing, and the ground-floor kitchen extension brickwork and pointing are also sound. The front elevation is stone, with the stonework and pointing all in sound condition. No visible issues were noted to the external walls.

What's likely required:

- No further works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows and doors to front and rear are white UPVC and all appear sound.

The front bay has a timber frame to its roof structure, which also appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The door at the bottom of the attic staircase is catching on the carpet and does not close easily. It would benefit from trimming or adjusting so that it closes cleanly.

What's likely required:

- Ease or trim the attic staircase door so it closes cleanly

Typical cost guidance: £40 – £80

● Ongoing Maintenance / Improvement

The living room, kitchen dining room, staircase and landing, and both bedrooms are all in good decorative condition with no visible issues. The fitted kitchen is relatively modern and appears sound, and the hand basin in the rear bedroom appears sound.

In the master bedroom the front wall has been redecorated but the paintwork is patchy, with the previous lighter colour still showing through in places, for example around the radiator. A further coat or fresh redecoration of that wall would tidy this up.

The understairs closet has slightly worn paintwork, with a few scuffs and small gaps above the skirting that could be filled. This space would benefit from redecoration, though this is minor and aesthetic only. A minor paint scuff is also present to a skirting board nearby.

There are very minor hairline cracks to the wall and skirting junction on the second-floor staircase, decorative only.

The rear wall of the boiler cupboard in the attic room shows historic water staining, most likely from past roof leakage around the chimney flashing rather than anything current. A bucket has been placed beneath the central heating magnetic filter; it is currently dry and is a routine precaution unrelated to the wall staining. The boiler itself appears sound.

What's likely required:

- Optional, aesthetic only: a coat of paint to the patchy master bedroom wall
- Optional, aesthetic only: fill, caulk and redecorate the understairs closet and touch in the skirting scuff
- Optional, aesthetic only: fill the minor staircase hairline cracks when redecorating

Typical cost guidance: Optional redecoration (if desired): £300 – £500

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The fitted kitchen is relatively modern and appears sound.

The first-floor shower room contains a large walk-in shower, WC, basin and towel radiator, and is generally in good condition. There is no extractor in the room, and there are very minor signs of condensation-related black mould to a ceiling corner along the outside wall and a couple of spots to the shower sealant. This is superficial and can be cleaned back with a proprietary mould treatment.

What's likely required:

- No works required
- Clean back the minor mould to ceiling corner and sealant
- Optional, aesthetic only: fit an extractor to help manage condensation over time

Typical cost guidance: No immediate cost anticipated

Optional extractor (if desired): £150 – £300

Services

● Ongoing Maintenance / Improvement

The boiler is housed in a cupboard in the attic room and appears sound.

The gas meter, electricity meter, consumer unit and mains cold water stopcock are all located in the cellar and all appear visually sound.

What's likely required:

- Carry out standard gas and electrical safety checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The rear grounds comprise stone paving, decking, steps, fencing, and beds and borders, all in good condition with no visible issues.

The front yard has a path, gravel, fencing and low walls, all sound.

The cellar, off the dining room, is below ground and untanked, so the floor and walls are damp. This is very normal for a Sheffield terrace of this type and needs no work. The cellar head is in good decorative condition.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Ease or trim the attic staircase door so it closes cleanly.
- Fill the redundant hole in the alleyway brickwork to close the opening.
- Clean back the minor mould in the shower room ceiling corner and sealant.
- Carry out standard gas and electrical safety checks as part of normal purchase due diligence.
- Redecorate the patchy master bedroom wall and the understairs closet as desired.
- Consider fitting an extractor to the shower room to help manage condensation over time.

Practical Context

This is a typical Sheffield terrace that presents better than average, having clearly been looked after. The internal decorative condition is good throughout, and the roof, walls, windows and rainwater goods are all sound.

The cellar dampness is a normal characteristic of an untanked below-ground space of this type and is not a defect. The historic staining in the boiler cupboard relates to past roof movement around the chimney flashing and, on the visible evidence, is not active.

Overall the property needs only sensible ongoing upkeep. The practical items are small and can be planned at convenience, and the remaining points are optional decorative choices down to buyer preference.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

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