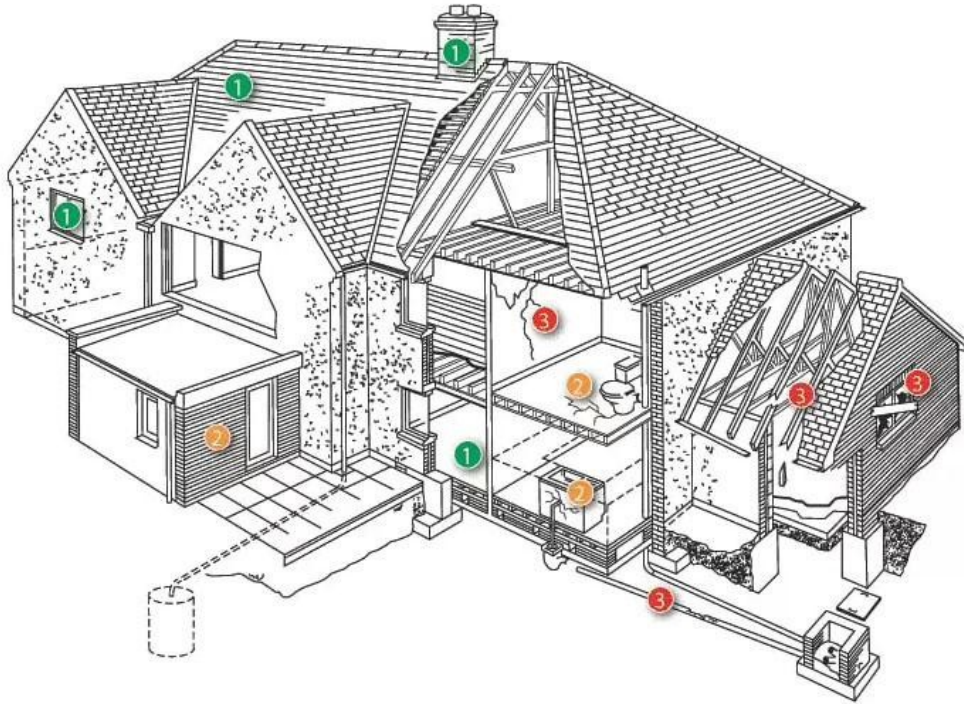


HomeCheckTM



HomeCheck Property Review

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

Property address: 6 Parson Cross Road, S6 1JU

Date: 19 August 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 stone-built end-terrace house is in good condition for its age, and presents as a well-maintained property throughout.

The items identified are minor and almost entirely cosmetic — localised hairline cracking consistent with normal plaster shrinkage, a small area of condensation-related damp in the rear extension, and the usual below-ground dampness in the cellar. Nothing points to structural movement, and nothing needs addressing urgently.

In practical terms the property needs routine upkeep rather than repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline cracking seen internally is consistent with normal plaster shrinkage and minor timber movement, and is typical for a property of this age.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Minor condensation-related damp and paint flaking to the original rear wall within the rear extension, beside the washing machine.

● Ongoing Maintenance / Improvement

- Minor hairline cracking and localised plaster/paint blemishes in several internal areas, all aesthetic.
- Typical below-ground dampness to the cellar, with efflorescence and some mould to the stonework; drier and sounder than average for a Sheffield cellar.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £200 – £400
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £300 – £600
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project. The house is structurally sound and well kept, and the items noted are the ordinary marks of an occupied older home — minor cracking, a little condensation, and a damp cellar that is entirely normal for the type.

Most of what is listed can be dealt with through general decoration and upkeep as and when it suits. The one point worth attending to is the small area of condensation-related damp in the rear extension, which is best kept ventilated and made good once the surface has dried.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof appears sound to both front and rear slopes, as does the roof to the small rear extension. No visible issues were noted.

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 black plastic guttering and downpipes appear sound to all elevations. The soil pipe and visible drainage to the kitchen and bathroom at the rear also appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The stonework and pointing to the front, the brickwork, render and pointing to the gable above first-floor level, and the brickwork and pointing to the chimney breast, rear elevation and rear extension all appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property is fitted with white UPVC windows and external doors to all elevations, including the rear extension, which all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The house is in good decorative condition throughout. The kitchen and living room present well, and the bathroom is sound with only very minor discolouration to paintwork beside the WC and a working extractor in place.

Minor hairline cracking is present in several areas — to the first-floor landing above the bedroom and bathroom doorways, between plaster and skirting in bedroom one, beneath the window sill in bedroom two, along the staircase edges, and around the purlin junctions and beneath a Velux in the attic room. All of this is consistent with normal plaster shrinkage and minor timber movement, and is not indicative of structural movement.

What's likely required:

- Minor filling and paint touch-ups where desired, as part of ongoing decoration

Typical cost guidance: £300 – £600

Kitchen & Bathroom

● Routine Repair

Within the rear extension there is very minor condensation-related damp, efflorescence and paint flaking to the original house rear wall, beside the washing machine. This appears localised and consistent with condensation rather than a fabric fault.

What's likely required:

- Keep the area ventilated and allow the surface to dry, then make good and redecorate the affected area

Typical cost guidance: £200 – £400

Services

● Ongoing Maintenance / Improvement

The gas boiler in the kitchen appears visually sound. The gas meter, electricity meter, consumer unit and mains stopcock are in the cellar and also appear visually sound.

What's likely required:

- Confirm routine servicing history for the boiler
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front yard, side paving, rear composite decking, boundary walls and fencing all appear sound.

The cellar shows typical below-ground dampness, with efflorescence and some black mould to the stonework, but this is entirely as expected for a Sheffield cellar and the space appears drier than average. The ground-floor joists have mostly been replaced and appear in good condition, with no visible signs of wet rot.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Keep the rear extension wall ventilated, then make good and redecorate the affected area once dry.
- Complete minor filling and paint touch-ups to the cracked and marked areas as part of ongoing decoration.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.
- Continue routine ventilation and upkeep of the cellar as normal for the property type.

Practical Context

This is a typical Sheffield stone terrace, and it presents better than average — well kept internally, structurally sound, and free of any significant defect.

The hairline cracking seen throughout is normal plaster shrinkage and minor timber movement rather than anything structural, and the cellar dampness is a characteristic of this type of below-ground space rather than a fault. The one item to keep an eye on is the small area of condensation-related damp in the rear extension, which is readily managed through ventilation and localised making good.

Overall, the property needs sensible ongoing maintenance rather than repair or refurbishment.

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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