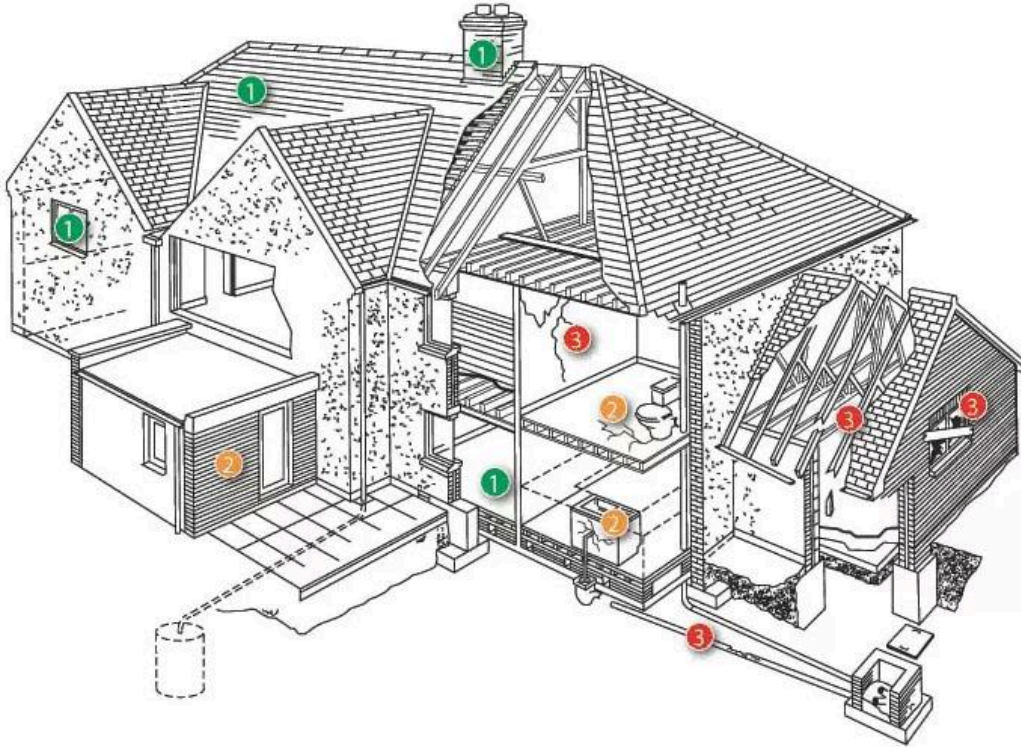


HomeCheckTM



HomeCheck Property Review

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

Property address: 63 Hawthorn Road, S6 4LG

Date: 28 May 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 property appears to be in **good condition** for its age and type. It presents as a well-kept brick-built mid-terrace house, with many elements appearing maintained or previously updated, including the rainwater goods, windows and doors.

The points noted during inspection are generally minor and localised. They relate mainly to a small number of straightforward repairs, together with normal maintenance items typical for a property of this age.

Summary of condition

● Structure

- No obvious signs of structural movement were noted.
- The main structure appears sound and typical for a brick-built terrace of this age.

● Priority Repair

- Localised staining / water marking is noted to the kitchen ceiling and upper wall beneath the bathroom area
- A small number of cellar joist ends show very early-stage dampness and limited white fungal growth

● Routine Repair

- The roof shows signs of previous slate repair, with a small number of slates slightly shifted or cracked
- A redundant hole is present through the lounge window frame where a cable previously entered
- The combi boiler is noted as due for servicing
- Small holes and unfinished sections are visible to skirting in the front bedroom where fittings have been removed
- Minor sealant ageing is noted between the kitchen worktop and tiled wall in places
- The kitchen cabinet by the sink shows some minor water damage along the lower edge

● Ongoing Maintenance / Improvement

- Localised flaking and peeling paint is noted to the downstairs external window and door sills
- Minor scuffing and cosmetic marking is noted to some internal painted wall surfaces
- Older cracked, flaking and peeling paint is noted around the cellar head

Typical Cost Guidance

 Priority Repair: £500 – £1,200

(items best addressed early to prevent further deterioration)

 Routine Repair: £460 – £1,400

(typical maintenance and repairs that can be planned over time)

 Ongoing Maintenance / Improvement: £300 – £850+

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this does not appear to be a property requiring significant repair or refurbishment. The main items identified are limited in scope and appear capable of being dealt with through routine upkeep and a small amount of early attention to moisture-related areas.

For a buyer, the overall picture is of a house that appears to have been looked after, where the likely focus is on sensible maintenance rather than substantial further works.

Property Condition Overview

What was observed during inspection

Roof

Routine Repair

The front roof pitch appears to retain its original slate covering and is in average condition for its age. It shows signs of previous localised slate repair, including repair straps, and a small number of slates appear slightly shifted or cracked. No internal evidence of active roof leakage is noted from the accessible areas inspected.

The rear roof pitch is not visible and is therefore not inspected, though it is reasonable to assume it is in similar condition.

What's likely required:

- Replace or refix isolated cracked or displaced slates
- Monitor for any internal signs of water ingress
- Inspect the rear roof slope when access is available

Typical cost guidance: **£200 – £600**

Rainwater Goods (Gutters & Drainage)

Ongoing Maintenance / Improvement

The rainwater goods are black plastic and appear to have been replaced and are in better condition than is typically seen on a house of this age.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

External Walls

● Ongoing Maintenance / Improvement

The brickwork, pointing and the chimney stack all appear to be in sound condition overall.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Windows & External Joinery

● Routine Repair

A redundant hole is present through the lounge window frame where a cable previously entered the house.

What's likely required:

- Seal the redundant cable hole through the lounge window frame

Typical cost guidance: **£10 – £50**

● Ongoing Maintenance / Improvement

There is some localised flaking and peeling paint to the downstairs external window and door sills. This appears cosmetic only.

What's likely required:

- Prepare and redecorate localised painted sill areas as desired

Typical cost guidance: **£100 – £250**

Internal Condition

● Priority Repair

Localised staining is present to the kitchen ceiling / upper wall beneath the bath area.

A small number of cellar joist ends show very early-stage dampness and limited white fungal growth.

What's likely required:

- Check for any active leak or failed seal to the bathroom area above and make good the stained area once dry
- Clear, dry, treat and monitor the affected joist ends in the cellar

Typical cost guidance: **£500 – £1,200**

● Routine Repair

Small holes and unfinished sections are visible to skirting in the front bedroom where fittings have been removed.

What's likely required:

- Fill and redecorate localised holes in bedroom skirting

Typical cost guidance: **£50 – £200**

● Ongoing Maintenance / Improvement

Minor scuffing and cosmetic marking is noted to attic stairway wall surfaces.

Older cracked, flaking and peeling paint is also noted around the cellar head. These appear cosmetic only.

What's likely required:

- Localised cosmetic redecoration as desired over time

Typical cost guidance: **£200 – £600**

Services (General Due Diligence)

● Routine Repair

A combi boiler is present and appears in good visual condition, although it is noted as due for servicing.

The gas and electricity meters appear modern, as does the consumer unit. These should be checked as part of the standard purchase process.

What's likely required:

- Arrange routine boiler service
- Confirm standard gas and electrical checks as part of the purchase process

Typical cost guidance: **£100 – £250**

Kitchen & Bathroom

● Routine Repair

The kitchen cabinet nearest to the sink shows some minor water damage along the lower edge, likely from repeated splashing.

Minor sealant ageing is noted between the kitchen worktop and tiled wall in places.

The bathroom appears modern and in good condition.

What's likely required:

- Renew localised sealant between worktop and tiled wall
- Allow for minor making good to the cabinet nearest to the sink if desired

Typical cost guidance: **£100 – £300**

Grounds & External Areas

Ongoing Maintenance / Improvement

The external areas are tidy and well kept with boundary walls and fencing appearing in sound condition.

The shared brick outhouse is in very average condition externally, though this is not unusual for a structure of this type and age.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Practical Next Steps

- Check the stained kitchen ceiling area for any active leak from the bathroom above
- Treat and monitor the localised damp joist ends in the cellar
- Replace or refix isolated slipped or cracked slates as needed
- Seal the redundant hole through the lounge window frame
- Service the combi boiler
- Renew small areas of sealant and carry out minor making-good works
- Attend to cosmetic decorating items as and when convenient

Overall, the sensible approach is to deal with the minor moisture-related items first, then work through the remaining small repair and decorative items over time.

Practical Context

This appears to be a well-kept older Sheffield terrace **in good condition for its age**. A number of elements have clearly been updated, and the house presents better than average overall.

The issues identified are limited, localised and readily manageable. This is not a property that appears to require significant repair or refurbishment, but one that would benefit from normal sensible maintenance and a few straightforward early actions.

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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