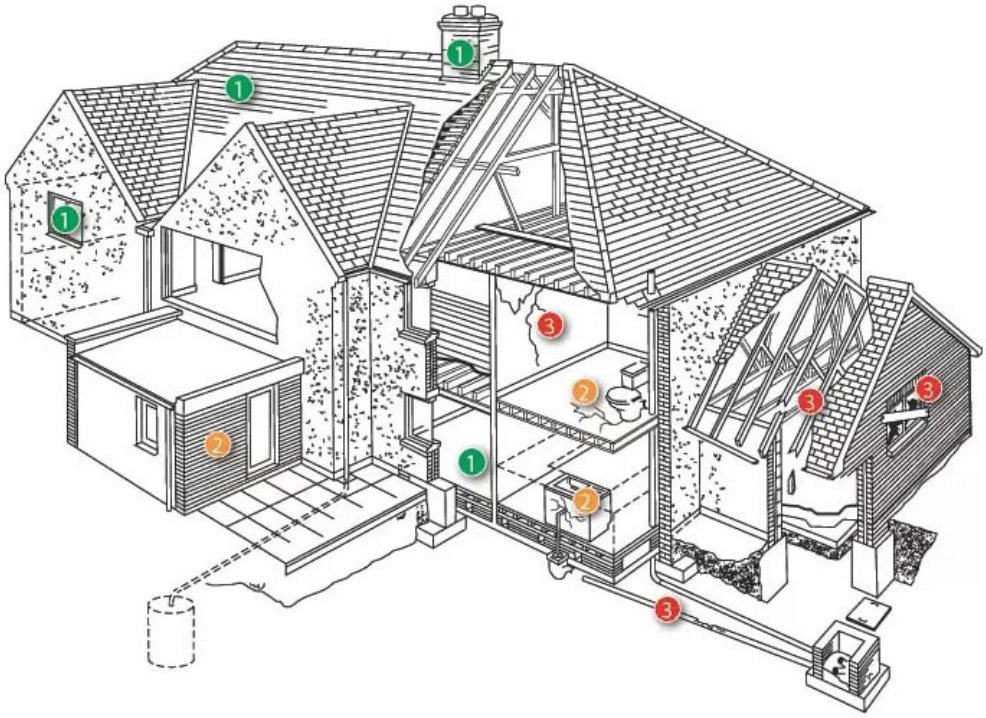
HomeCheck™



HomeCheck Property Review

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

Property address: 7 Hawksley Avenue, S6 2BD

Date: 11 November 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 mid-terrace house is in average condition for its age, and presents as structurally sound but tired inside.

The main external fabric is in good order. The findings are mostly small and localised: two moisture items that should be looked at early, a few electrical and safety items, and a broad spread of minor repairs and cosmetic wear inside.

Overall the property needs a coordinated round of modest repairs and redecoration rather than refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted. The leaning rear boundary wall leans away from the house and does not appear to belong to it.

- **Priority Repair**
  - Water staining and flaking paint in the attic room beside the chimney breast suggest water entry at the rear roof slope.
  - A significant damp patch runs along the dining room floor and wall beneath the rear window, with no visible cause.
  - Exposed wiring at the attic ceiling rose and a broken light switch in the rear bedroom.

- **Routine Repair**
  - Peeling paint to the front barge board and gutter support timbers.
  - A hole and historic leak staining to the gennel ceiling; a broken floorboard flexes at the top of the stairs.
  - Failed sink sealant and a damaged under-sink cupboard in the kitchen; a broken shower tile and a damp, mouldy bathroom window reveal.
  - Smoke alarm bases with no alarms fitted, and collapsing fence panels on the rear boundary with No. 9.

- **Ongoing Maintenance / Improvement**
  - Average, inconsistent decoration with holes, scuffs, unfinished paint and lifting ceiling paper; carpets removed except in the attic.
  - Minor historic ceiling stains and a fine junction crack in the living room.
  - Overgrowth on the rear boundary, degraded tarmac to the rear yard, and no extraction in the bathroom.
  - The cellar is untanked but drier than average, with sound joists.

Typical Cost Guidance

- **Priority Repair:** £800 – £1,600
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,000 – £3,800
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £2,200 – £3,300, plus optional upgrades
  (optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect, but a number of smaller items that add up. The two moisture issues — water getting in near the chimney in the attic, and the damp beneath the dining room window — are the ones to deal with first, because the cause needs finding before any internal making good. Neither appears severe, but both will get worse if left.

The rest is typical for a Sheffield terrace of this age that has been let go cosmetically: one electrician's visit, a set of small planned repairs, redecoration and floor coverings. Buyers should expect to carry out a coordinated set of works rather than isolated fixes, and budget accordingly.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

Both roof slopes and the rear chimney stack appear sound from ground level, with no visible issues.

Inside, the attic room has water staining and flaking paint between the upper purlin and the chimney breast on the rear slope, running down the side of the breast. This suggests water getting in around the stack, possibly at the flashing. It could not be confirmed whether the leak is ongoing.

What's likely required:

- Have a roofer check and repair the chimney flashing and roof junction on the rear slope
- Once dry, stain-block and redecorate the affected area of the attic room

Typical cost guidance: £400 – £800

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters, downpipes and visible drainage appear sound to the front and rear.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The front stonework, rear brickwork, rendered rear offshot and gennel brickwork all appear sound, with no visible issues.

The gennel ceiling between Nos. 7 and 9 has had patch repairs and shows extensive historic water staining, with a hole towards the front where the damage is worst. Waste pipes run through the ceiling, suggesting the bathroom is above, and the staining may relate to the previous shower leak noted in the bathroom. It does not appear to be ongoing.

What's likely required:

- Repair the hole and patch the gennel ceiling, checking the waste pipework above for leaks while it is open

Typical cost guidance: £200 – £400

Windows & External Joinery

● **Routine Repair**

The UPVC windows and doors appear sound throughout.

The paint to the front barge board and gutter support timbers is peeling and flaking. The condition of the timber beneath will only be clear once it is scraped back.

What's likely required:

- Scrape back and check the timber, then prepare and repaint the barge board and gutter support timbers

Typical cost guidance: £400 – £800

Services (General Due Diligence)

● **Priority Repair**

The ceiling rose in the attic room has its cover off, leaving wiring exposed. The light switch in the rear bedroom is broken, with the switch pushed back into the plate.

What's likely required:

- Have an electrician refit the ceiling rose cover and replace the broken switch

Typical cost guidance: £100 – £200

● **Routine Repair**

Smoke alarm bases are fitted in the living room, dining room and landing, with no alarms present. One bathroom light fitting is missing, several lights were not working, and the alarm panel at the cellar head did not appear to be working. The boiler, meters and consumer unit appear visually sound.

What's likely required:

- Fit smoke alarms to the existing bases and replace the missing bathroom light fitting, checking the other lights on the same visit
- Carry out standard gas and electrical checks, confirm boiler servicing, and ask the vendor whether the intruder alarm is in use

Typical cost guidance: £400 – £800

Internal Condition

● Priority Repair

There is a significant damp patch to the dining room floor beneath the rear window, extending along the wall in both directions. No cause is visible inside or outside.

In the rear bedroom above, paint is bubbling off the party wall beside the window, with minor staining at the ceiling junction above it. These may be unrelated, but are best checked at the same time.

What's likely required:

- Investigate and repair the cause of the dining room damp, then make good the plaster and decoration
- Check the rear bedroom wall and ceiling junction during the same visit

Typical cost guidance: £300 – £600

● Routine Repair

A floorboard at the top of the stairs is broken or unsupported at one end. It is held with metal brackets but flexes underfoot, and appears to have been cut for services at some point.

What's likely required:

- Lift, support and refix or replace the floorboard

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

Decoration is average and inconsistent in the living room, dining room, stairs, landing, rear bedroom and cellar head: scuffed paintwork, holes in the plaster (including a pulled-out curtain tie-back by the bay and impact holes on the landing and by the rear bedroom door), unfinished paint below the bay window and on the stairway, and paint overlapping wallpaper in the rear bedroom. The front bedroom and attic room are in good decorative order.

The dining room ceiling paper is lifting at its joints and edges, and the radiator is rusting along its top. Paint is flaking on the bay windowsill and on the attic Velux frame, the latter with mould, likely from condensation. The bathroom and rear bedroom doors are swollen at the bottom where they have got wet.

Small water stains to the living room ceiling at the bay and beside the chimney breast, and a fine crack along the front wall/ceiling junction, appear historic and dry. Carpets have been removed throughout except the attic. The cellar is untanked and damp, as expected, but drier than average, and the visible joists are sound.

What's likely required:

- Fill, make good and redecorate the affected areas, including the missing piece of brick at the cellar head
- Stain-block the living room ceiling stains, fill the junction crack and monitor for recurrence
- Refix or strip the dining room ceiling paper; refinish the radiator, bay windowsill and Velux frame; bleach-clean the mouldy window reveal sealant in both bedrooms
- Refinish or replace the two swollen doors

Typical cost guidance: £2,000 – £3,000

Floor coverings (optional, to buyer preference): £1,500 – £3,000

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and in reasonable condition. The sealant behind the sink has separated and is mouldy, and there is extensive black mould on the walls of the empty appliance space beside the sink. The under-sink cupboard shows signs of a previous leak, with its door and trim hanging off and a support leg displaced, and a corner of the worktop surface is chipped off to the right of the sink.

The bathroom is mostly tiled and in reasonable condition. A tile corner on the outside of the shower enclosure is broken. The upper window reveal is damp, stained and mouldy; it is not possible to say whether this is condensation or water getting in, though the lack of extraction and the thin construction around the window make condensation likely.

What's likely required:

- Renew the sink sealant, treat the mould in the appliance space, refit the under-sink cupboard door, trim and leg, and repair the worktop corner
- Replace the broken shower tile; check the external window seal, then treat the mould and redecorate the bathroom window reveal

Typical cost guidance: £500 – £1,000

● Ongoing Maintenance / Improvement

There is minor black mould to the shower enclosure sealant. Mould on the outside corner of the enclosure suggests it has leaked in the past, but it appears to have been resealed. There is no mechanical extraction.

What's likely required:

- Bleach-clean the shower sealant and monitor the outside corner
- Optional upgrade: fit a mechanical extractor

Typical cost guidance: No immediate cost anticipated

Optional upgrade – extractor: £200 – £350

Grounds & External Areas

● Routine Repair

The fence on the rear boundary with No. 9 is in poor condition, with panels collapsing in places.

What's likely required:

- Replace the collapsed fence panels, confirming boundary ownership first

Typical cost guidance: £300 – £500

● Ongoing Maintenance / Improvement

The front yard is sound and the rear garden is serviceable. Bushes and ivy from No. 9 are growing through along the rear boundary, and the tarmac to the rear yard and the path from the gennel has broken down and is uneven.

The tall brick wall (around 10 ft) running across the rear of Nos. 5, 7 and 9 is in poor condition, with missing pointing and a visible lean and bulge. The lean is away from this property, and the wall does not appear to belong to it.

What's likely required:

- Cut back the overgrowth along the boundary with No. 9
- Confirm through the legal searches who owns the rear boundary wall; if it belongs to this property, it is likely to need rebuilding at some point
- Optional upgrade: resurface the rear yard and path

Typical cost guidance: £150 – £300

Optional upgrade – resurfacing: £1,500 – £3,000

Practical Next Steps

- Have a roofer check and repair the chimney flashing on the rear slope, then make good in the attic room.
- Investigate and repair the cause of the dining room damp, checking the rear bedroom above at the same time, before replastering and redecorating.
- Have an electrician refit the attic ceiling rose cover, replace the broken switch, fit smoke alarms to the existing bases and replace the missing bathroom light fitting.
- Carry out standard gas and electrical checks, confirm boiler servicing, and ask the vendor about the intruder alarm.
- Repair the kitchen sealant, under-sink cupboard and worktop, replace the broken shower tile, and treat the bathroom window reveal.
- Refix the floorboard at the top of the stairs, repair the gennel ceiling, and repaint the front barge board and gutter timbers.
- Replace the collapsed fence panels, cut back the overgrowth, and confirm ownership of the rear boundary wall.
- Redecorate as desired and budget for floor coverings; optional upgrades are a bathroom extractor and resurfacing the rear yard.

Practical Context

This is a typical stone-built Sheffield terrace with sound main fabric. The roof slopes, walls, windows and gutters are in good order, which is usually where the expensive problems lie.

The cellar is damp, as expected for an untanked cellar, but noticeably drier than average, and the visible joists are sound. That is reassuring for a house of this age.

Most of the spend is planned and cosmetic. Once the two moisture items are traced and fixed, the property needs redecoration, floor coverings and a set of small repairs rather than major work.

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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