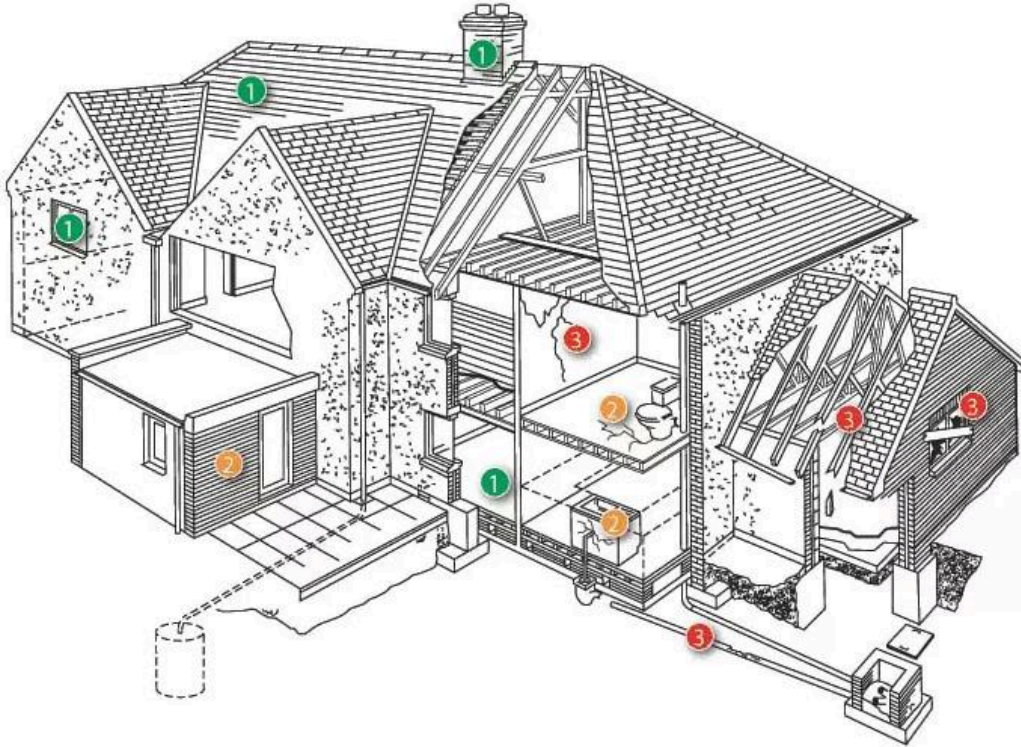


HomeCheckTM



HomeCheck Property Review

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

Property address: 61 Lennox Road, S6 4FN

Date: 30 June 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** overall, with the house presenting as a well-maintained Sheffield terrace.

The issues identified are minor and localised. They relate mainly to one slipped roof slate, possible historic gutter leakage, missing smoke alarms from fitted bases, localised condensation-related marking, minor cosmetic finishes and small maintenance items.

Summary of condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- One slipped slate is visible to the front roof slope.

● Routine Repair

- Localised damp staining and paint bubbling are visible at the lower rear kitchen door reveal.
- Mould staining is present to shower enclosure sealant.
- Condensation-related marking and paint deterioration are visible around the bathroom roof light and Velux paintwork.
- Smoke alarm bases are present in several areas, with alarms absent at the time of inspection.

● Ongoing Maintenance / Improvement

- Minor scuffing and localised plaster/paint blemishes in several internal areas.
- A few screw or nail heads are visible through ceiling plaster in the dining room, landing and attic areas.
- Minor paint flaking is visible to the perimeter of the attic room ceiling, likely condensation-related.
- Water staining is visible to stonework beneath the gutter junction between 61 and 59; active leakage was not confirmed during dry weather.
- Three redundant holes are present in the alleyway brickwork.
- The cellar shows typical below-ground dampness, but appears drier than average for a Sheffield terrace cellar.

Typical Cost Guidance

 Priority Repair: £200 – £450

(items best addressed early to prevent further deterioration)

 Routine Repair: £550 – £1,100

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

 Ongoing Maintenance / Improvement: £600 – £1,000+

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this property appears to require mainly normal ongoing maintenance, with a small number of modest planned repairs.

The main point for a buyer is that the property does not present as a refurbishment project. Most of the items noted are localised, manageable and typical for a property of this age and type.

The slipped slate and missing smoke alarms are the clearest practical items to address. Other matters, such as minor condensation marks, cosmetic plaster/paint blemishes and the damp appearance of the cellar and rear store, are more consistent with upkeep and sensible maintenance than major work.

Property Condition Overview

What was observed during inspection

Roof

Priority Repair

The main roof appears to be in good overall condition.

One slate has slipped on the front roof slope. It appears likely still to be providing some cover, but it has visibly moved and should be addressed before it moves further.

The visible rear roof slope appears sound. The roof to the rear extension was not visible from ground level.

What's likely required:

- Refit or replace the slipped slate to the front roof slope
- Review adjacent slates during access

Typical cost guidance: **£200 – £450**

Rainwater Goods (Gutters & Drainage)

Ongoing Maintenance / Improvement

The guttering and downpipes generally appear sound.

There is staining to the stonework beneath the gutter junction between 61 and 59, suggesting the junction has leaked at some point. As the inspection was not during rainfall, active leakage was not confirmed.

Rear gutters, downpipes, soil pipe and visible drainage appear sound.

What's likely required:

- Observe the front gutter junction during rainfall
- Clear or reseal the local gutter joint if active leakage is observed

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

(local gutter repair if required: £150 – £400)

External Walls

● Ongoing Maintenance / Improvement

The stonework, brickwork, and pointing all appear sound.

Within the access alleyway between 59 and 61, three redundant holes are present in the brickwork. These correspond with filled holes on the neighbouring side and appear likely to relate to a previous storage fixing.

What's likely required:

- Fill redundant alleyway holes if desired, mainly for appearance and to close small openings

Typical cost guidance: **£50 – £100**

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property is fitted with UPVC windows and external doors 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 living room appears sound overall, with only minor scuffing to wall paintwork near the entrance. There is a slightly misaligned floor board and a small line of paint damage above the radiator at the bottom of the staircase.

The dining area ceiling has a couple of screw heads visible through the dining area ceiling plaster.

There is a minor hairline crack at the junction between a stud wall and ceiling in the first-floor hallway.

The staircase to the attic room has minor scuffing and plaster damage. The attic room has minor paint flaking to the perimeter of the pitched ceiling, likely condensation-related rather than water ingress based on the visible evidence. A screw head is also visible at the reveal of one Velux window.

The cellar appears drier than average for a Sheffield terrace cellar. There are still visible signs of dampness to the walls, which is typical as the cellar is not tanked.

What's likely required:

- Minor filling and paint touch-ups where desired
- Localised decorative making good to scuffed or marked areas
- Keep the attic room ventilated to help reduce condensation

Typical cost guidance: **£400 – £600+**

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear garden, boundaries and paths all appear sound.

To the rear, the former outside WC/store has been converted to dry storage. The rear wall shows damp and efflorescence, which appears consistent with it acting as a retaining wall against higher garden levels behind.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Kitchen & Bathroom

● Routine Repair

In the kitchen there is minor dampness and paint bubbling to the lower reveals of the rear door. The tile skirting has come away on one side, and the steel corner bead appears to be rusting locally. This is likely condensation-related and appears limited.

In the bathroom there is mould visible to the shower enclosure sealant, particularly around the base and internal wall corner. There is also condensation-related marking and paint bubbling around the roof light reveal, with some deterioration to the Velux paintwork. These appear minor and cosmetic.

What's likely required:

- Localised making good to the rear kitchen door reveal and refix the small area of tile skirting
- Remove and renew shower enclosure sealant
- Redecorate the marked areas around the bathroom roof light if desired

Typical cost guidance: **£400 – £800**

Services

● Ongoing Maintenance / Improvement

The boiler in the kitchen appears visually sound. The gas meter, electricity meter and consumer unit 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**

● Routine Repair

Smoke alarm bases were noted in several areas, with alarms absent at the time of inspection. The vendor advised that the alarms are due to be replaced.

What's likely required:

- Fit suitable working smoke alarms to the existing bases (if still absent)

Typical cost guidance: **£150 – £300**

Practical Next Steps

- Refit or replace the slipped slate to the front roof slope.
 - Observe the gutter junction between 61 and 59 during rainfall and reseal locally if active leakage is seen.
 - Confirm replacement of the smoke alarms and check they are working correctly.
 - Renew the shower enclosure sealant.
 - Carry out minor localised making good to the rear kitchen door reveal.
 - Complete small cosmetic touch-ups to walls, ceilings and attic areas as desired.
 - Fill the redundant alleyway brick holes as desired.
 - Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.
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Practical Context

This is a typical Sheffield terrace, but it presents better than average in several areas, particularly internally and in the attic room.

The cellar dampness and the damp appearance of the rear store wall are consistent with below-ground or retaining-wall conditions and do not, from the visible notes, suggest major work. The condensation-related marks in the bathroom, kitchen reveal and attic area are also common in older terraced properties and can usually be managed through ventilation, localised repair and routine maintenance.

Overall, the property appears to need a modest amount of sensible upkeep rather than significant 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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