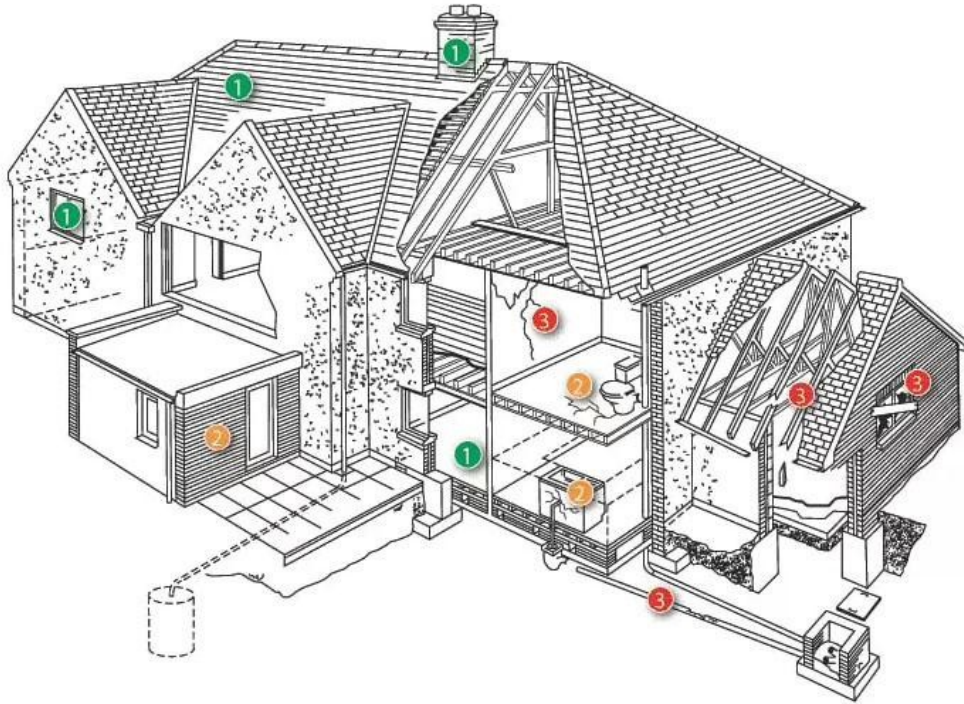


HomeCheck™



HomeCheck Property Review

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

Property address: 60 Crumpsall Road, S5 8WN

Date: 21 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 end-terrace house is in good condition for its age, and presents as a well-maintained and clearly cared-for property throughout.

The items identified are minor and cosmetic, and are localised rather than widespread. They amount to a couple of small maintenance points and some optional decorative tidying, all of which can be planned at leisure rather than addressed as a matter of urgency.

In practical terms this property needs only light, routine upkeep and does not present as a repair or refurbishment project.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Two smoke alarm bases are fitted — one at the top of the stairs and one at the bottom — with the alarms themselves absent at the time of inspection. New alarms should be fitted.

● Ongoing Maintenance / Improvement

- Minor hairline cracking is present at ceiling-to-wall junctions in the entrance hallway, consistent with normal aesthetic movement rather than any sign of structural movement.
- A small hole is present to the understairs ceiling where cabling has been run through to the floor above.
- A couple of partially filled and redecorated fixing holes remain visible to a wall in the rear bedroom, where previous fittings have been removed.
- No mechanical extraction was evident to the bathroom; a wall vent panel is present but no extractor fan was apparent.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £100 – £300
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £150 – £450
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that no significant defects were noted, and nothing here points to a major repair or refurbishment requirement. The property has clearly been maintained, with a recently replaced roof, new guttering and sound windows and doors throughout.

The items that were noted are minor and typical for a property of this age and type. The two missing smoke alarms are the one practical item worth attending to; the remaining points are small cosmetic touch-ups and one optional improvement, all a matter of preference and timing rather than necessity.

Overall, this property needs sensible ongoing upkeep rather than any planned programme of repair.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The main roof has been replaced and is finished in new concrete tiles with new ridges. It presents in excellent condition across the front, side and rear slopes.

The rear offshot extension roof also appears sound.

The chimney brickwork and pointing appear sound, with no visible issues.

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 gutters are UPVC and have been replaced along with the roof, presenting in new condition.

The rainwater downpipe, soil pipe and visible drainage to the side and rear all appear sound.

The offshot extension guttering and downpipe 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 main house brickwork is painted and appears sound.

The render to the front and side first floor appears sound. A small area of render has been repaired at the rear; this appears sound, though the refinish has been painted a slightly different colour.

The offshot extension brickwork appears sound.

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 windows and external doors are white UPVC throughout and all appear sound.

The offshot extension door and window also appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

A smoke alarm base is fitted at the top of the stairs, and a further base at the bottom of the stairs, with the alarms themselves absent at the time of inspection.

What's likely required:

- Fit new smoke alarms at the top and bottom of the stairs, and confirm they are working correctly

Typical cost guidance: £100 – £300

● Ongoing Maintenance / Improvement

The entrance hallway, living room, kitchen, open-plan dining area, offshot extension, stairs, landing and bedrooms are all in good decorative condition.

Minor hairline cracks are present at ceiling-to-wall junctions in the hallway in one or two places; in our opinion these are aesthetic only and not an indication of movement.

A small hole is present to the understairs ceiling where cabling has been run to the floor above. The consumer unit in the understairs cupboard appears sound.

A couple of partially filled and redecorated fixing holes remain visible to a wall in the rear bedroom, where previous fittings have been removed and the making good is incomplete.

The gas boiler is fitted within a cupboard in the front bedroom and appears sound.

What's likely required:

- Minor filling and paint touch-ups where desired — the understairs cable hole and the rear bedroom fixing holes
- Localised decorative making good to the hairline cracks if desired

Typical cost guidance: £150 – £450

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen is a modern fitted kitchen in good condition, with no visible issues.

The bathroom comprises a walk-in shower, toilet, basin and radiator, all in good condition. A wall vent panel is present, but no mechanical extractor fan was apparent. Fitting extraction is worth noting as an optional improvement to help manage moisture, but is not a requirement.

What's likely required:

- No works required
- Optional, aesthetic only: fit a mechanical extractor fan to the bathroom to help manage moisture

Typical cost guidance: No immediate cost anticipated

(optional bathroom extractor fan if desired: £150 – £350)

Services

● Ongoing Maintenance / Improvement

The consumer unit in the understairs cupboard and the gas meter box to the side of the property both appear visually sound. The gas boiler in the front bedroom cupboard also appears visually sound.

As with any purchase, standard safety checks are sensible confirmation rather than a response to any noted defect.

What's likely required:

- Confirm routine servicing history for the boiler
- 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

To the front and side, the driveway, boundary fencing, beds, planting and steps to the front door all appear sound and in good condition.

To the rear, the paths, steps, borders, beds and boundary fencing all appear sound, along with two garden sheds. No visible issues were noted.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Fit new smoke alarms at the top and bottom of the stairs and confirm they are working correctly.
- Fill and redecorate the understairs cable hole and the rear bedroom fixing holes as desired.
- Attend to the minor hallway hairline cracks with localised making good as desired.
- Consider fitting a bathroom extractor fan as an optional improvement.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a well-presented end terrace that has clearly been looked after. The recently replaced roof, ridges and guttering are a particular positive, removing what is often the largest single cost consideration on a property of this age.

The items noted are cosmetic and minor. Fitting new smoke alarms is a straightforward job, and the small decorative points are matters of preference rather than necessity. The absence of bathroom extraction is worth keeping in mind for moisture management, but is optional.

Overall, the property appears to need only light, routine upkeep rather than any meaningful 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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