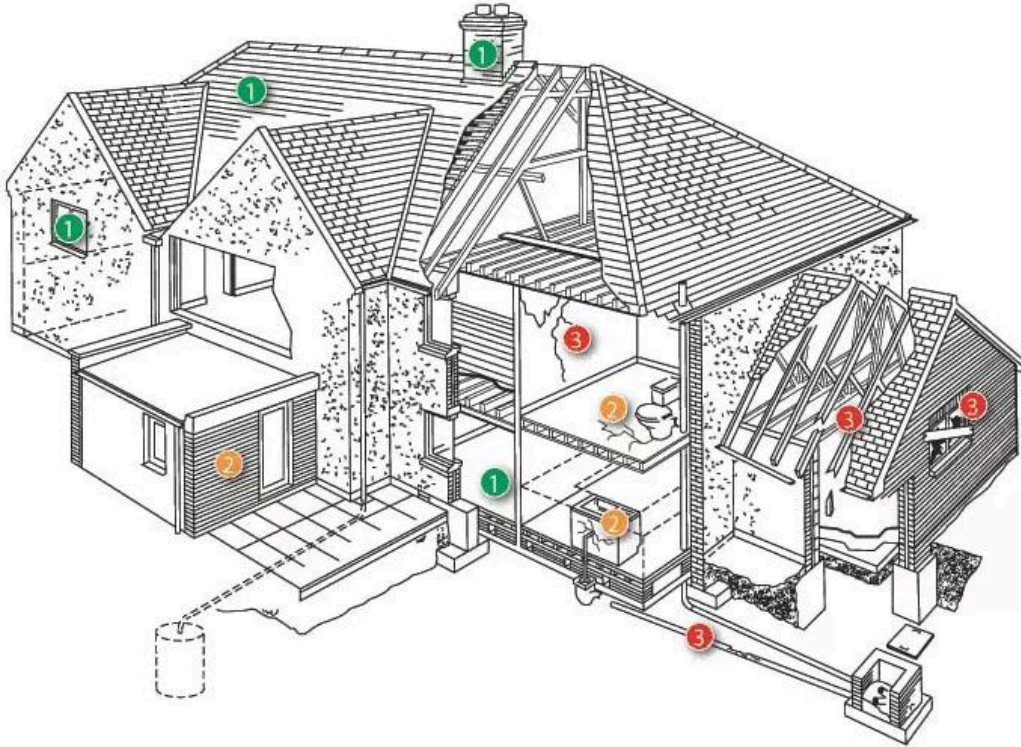


HomeCheckTM



HomeCheck Property Review

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

Property address: 139 Thornbridge Drive, S12 4YJ

Date: 08 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-kept and generally well-maintained semi-detached home.

The main elements observed externally and internally appear sound, with the issues identified being limited and mostly relating to minor maintenance, small areas of external weathering, and cosmetic finishing following redecoration and past window replacement.

Summary of condition

● Structure

- No obvious signs of significant structural movement were noted.
- The main roof slopes, chimney and external walls generally appear sound overall.

● Priority Repair

- No Priority Repair items were noted from the accessible areas inspected.

● Routine Repair

- A small corner of one rear roof tile is broken, and a couple of rear roof tiles appear slightly lifted.
- Pointing to the rear chimney breast is partially missing.
- The rear render has minor cracking around one first floor window, with small visible signs of previous repair.
- There is no visible splashback or sealant between the kitchen worktop and wall.
- No extractor fan is visible in the bathroom.

● Ongoing Maintenance / Improvement

- Patchy paint finish is visible in the stair area and bedrooms following recent redecoration.
- Minor hairline cracking is present in isolated internal areas, including near the rear lounge window and to some wall and ceiling junctions upstairs.
- Localised plaster damage and imperfect making-good are visible around some window reveals and wall/ceiling junctions.
- Laminate flooring in two bedrooms has no edge trim or finishing bead.
- The side door to the former coal store and some external plastic pipework show typical weathering and UV fading, though they remain in acceptable condition.

Typical Cost Guidance

● **Priority Repair: £0 – £0**

(items best addressed early to prevent further deterioration)

● **Routine Repair: £800 – £1,700**

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

● **Ongoing Maintenance / Improvement: £750 – £1,750+**

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this appears to be a house that mainly requires **normal planned upkeep rather than major work**.

The property looks to have been maintained to a reasonable standard, and the items noted are limited in scale and typical for a house of this age. The main considerations are a few sensible external maintenance items and some internal cosmetic finishing, rather than broader refurbishment.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The property has an original clay tile roof covering to the main elevations, and this appears generally sound overall.

To the rear slope, one tile has a broken corner and a couple of tiles appear slightly pushed upwards.

The chimney stack appears sound overall, although pointing is partially missing to the rear face.

What's likely required:

- Localised check and minor adjustment of displaced rear roof tiles
- Replace isolated damaged tile if required
- Localised repointing to rear chimney area
- Monitor internally for any signs of moisture around chimney breast over time

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

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The rainwater goods are black plastic and appear sound.

Soil pipework, bathroom drainage and other visible waste outlets appear typical and serviceable.

Kitchen waste and boiler condensate/drain pipework show some UV fading, but this appears cosmetic rather than a sign of failure.

What's likely required:

- No immediate works required
- Ongoing observation as part of normal maintenance only

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

External Walls

● Routine Repair

To the front and side elevations the render brickwork and pointing all appear sound.

To the rear, the render is mostly sound, with minor cracking and small visible repair around one first floor window.

What's likely required:

- Localised filling and external making good to minor render cracking
- Redecoration to repaired areas where needed
- Ongoing monitoring of previously repaired area

Typical cost guidance: **£200 – £400**

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows and main external doors are UPVC and appear sound.

The side timber door to the storage area shows weathering consistent with exposure, though this appears aesthetic only and the door remains in acceptable condition.

What's likely required:

- General maintenance only
- Optional sanding, painting or refinishing to side timber door if desired

Typical cost guidance: **£0 – £200**

Internal Condition

● Ongoing Maintenance / Improvement

The stair area and bedrooms show patchy repainting, with some darker previous finishes still visible beneath more recent white paint.

There are isolated minor hairline cracks to some wall and ceiling junctions.

In the lounge, a very small hairline crack is visible to the upper left corner of the rear window area, extending towards the ceiling. This appears consistent with localised cosmetic movement rather than a structural concern.

In the two rear bedrooms, minor cracking and imperfect repairs are visible around the window reveals and one window sill.

Laminate flooring in two of the bedrooms has no edge trim or scotia, leaving a visible perimeter gap.

What's likely required:

- Local filling, sanding and redecorating to cracked or uneven areas
- Improve finish to patchy painted walls and ceilings
- Monitor isolated lounge cracking over time and keep a visual record if preferred
- Localised decorative refinishing around window reveals and repaired plaster
- Fit edge trim/scotia to exposed laminate edges where desired

Typical cost guidance: **£600 – £1,200**

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

A gas meter and boiler flue are visible externally and appear sound. A log burner is present within the living area, with flue termination at chimney level.

What's likely required:

- Standard gas, heating and electrical checks as part of the purchase process
- Confirm servicing history for boiler and any solid-fuel appliance
- Confirm safe installation and certification where relevant

Typical cost guidance: **£150 – £350**

Kitchen & Bathroom

● Routine Repair

The kitchen appears relatively modern and generally sound.

There is no splashback or sealant present between the worktop and wall, which leaves the junction unprotected from moisture exposure.

The bathroom fittings, wall finishes and floor finishes appear sound overall, though no extractor fan is visible.

What's likely required:

- Provide suitable sealant and/or splashback at kitchen worktop junctions
- Consider installation of an extractor fan to improve moisture control in the bathroom

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

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear gardens appear well maintained. Boundaries, fencing, beds, lawn, driveway and the external shed/outbuilding all appear in good order, with no visible defects noted.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Practical Next Steps

- Arrange minor roof-level maintenance to the isolated displaced/damaged rear tiles
 - Carry out localised repointing to the rear chimney area in due course
 - Seal or protect the kitchen worktop/wall junction
 - Consider adding bathroom extraction
 - Allow for minor internal making good and redecoration where finishes are patchy or incomplete
 - Keep an eye on the isolated hairline cracking internally, purely as sensible housekeeping
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Practical Context

This is a house that appears to have been kept in generally good order, with most elements presenting as sound and serviceable.

The issues noted are limited and typical for a property of this age, and they sit more within the range of sensible maintenance and cosmetic finishing than significant repair. A buyer should view this as a home likely to need modest ongoing upkeep rather than major expenditure.

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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