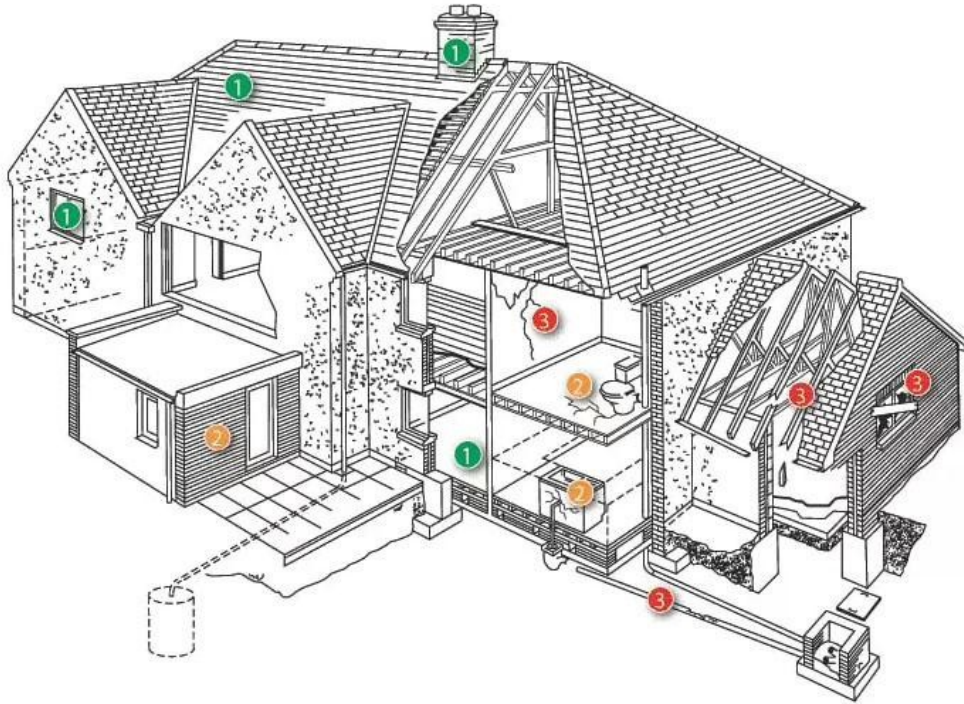


HomeCheckTM



HomeCheck Property Review

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

Property address: 58 Langsett Avenue, S6 4AA

Date: 27 August 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 semi-detached house is in good condition for its age, and presents throughout as a well-kept and well-maintained Sheffield home.

The items identified are all minor, localised and largely cosmetic. Nothing points to structural or weathertightness concern, and the few points worth noting can comfortably be planned or carried out at the buyer's convenience rather than needing attention now.

In practical terms this is a property that needs very little beyond normal upkeep.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Some outer pointing has dropped out to the upper section of the rear chimney; no internal effect and best planned as a future repair.
- Minor black mould is present to the window reveal corners in the rear bedroom, appearing condensation-related.

● Ongoing Maintenance / Improvement

- Loose wallpaper to the window reveals and behind radiators in the two front bedrooms, appearing condensation-related with no visible damp.
- A patchy paint edge at the wall/coving junction on the landing.
- Moss growth to the tile joints on the front and rear roof slopes, not causing any issue.
- No mechanical extraction to the bathroom.
- Two aged but serviceable garden sheds.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £450 – £850
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £300 – £600
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project of any kind. It has been well looked after, and the items noted are the small, cosmetic points that any home of this age will show.

None of the findings need addressing before purchase. The chimney pointing and the minor bedroom mould are the only genuine repair items, and both are modest and can be planned. Everything else is optional and down to buyer preference.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof, hip end and the garage/extension roof all appear sound to both front and rear.

There is moss growth to the joints between the concrete tiles across the slopes. This is common on a roof of this type and is not causing any issue.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Chimney

● Routine Repair

The chimney breasts and brickwork above the roof line appear mostly sound.

Some of the outermost pointing has dropped out to the upper section of the rear chimney in a few places. There is no sign of any resulting issue internally, so this is best kept an eye on and repointed at a future date rather than treated as immediate work.

What's likely required:

- Repoint the affected section of the rear chimney when convenient

Typical cost guidance: £350 – £650

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The black plastic guttering and downpipes to the main house, rear and the garage/extension all 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 first-floor render and pebbledash appears sound. The ground-floor brickwork and pointing to the main and rear elevations, and to the garage/extension, all appear 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.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

Minor black mould is present to the window reveal corners in the rear bedroom, appearing condensation-related. It is limited and best cleaned and treated.

What's likely required:

- Clean and treat the minor mould to the rear bedroom reveal corners

Typical cost guidance: £100 – £200

● Ongoing Maintenance / Improvement

The entrance, dining room, lounge, kitchen, stairs and landing, and all three bedrooms are in good decorative condition throughout, with no visible issues. The former garage off the kitchen is a dry, functional storage and studio space, and the understair cupboard housing the meters and consumer unit is sound and in average decorative order.

In the two front bedrooms, some wallpaper is loose to the lower window reveals and behind the radiators, appearing condensation-related, with no visible signs of damp behind it. On the landing there is a patchy paint edge at the wall/coving junction. These are aesthetic points only.

What's likely required:

- Re-fix or renew the loose wallpaper and neaten the landing paint edge if desired

Typical cost guidance: £150 – £300

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

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

The bathroom has a bath with shower over, WC, basin and radiator, and is in good decorative condition, with no visible issues. There is no mechanical extraction, which could optionally be added to help manage moisture.

What's likely required:

- Optionally add a bathroom extractor fan to help manage moisture

Typical cost guidance: No immediate cost anticipated

Optional bathroom extractor fan: £200 – £350

Services

● Ongoing Maintenance / Improvement

The gas boiler in the former garage space, and the gas meter, electricity meter and consumer unit in the understair cupboard, all appear visually sound.

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The gardens are well kept throughout. To the rear there is fencing, decking, lawn and boundary beds, all trimmed and in good order, with two aged but serviceable sheds at the bottom of the garden. To the front there are steps, paving, brick boundary walls and a concrete driveway, all sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Plan to repoint the affected section of the rear chimney at a convenient future date.
- Clean and treat the minor mould to the rear bedroom window reveal corners.
- Re-fix or renew the loose wallpaper in the two front bedrooms and neaten the landing paint edge as desired.
- Consider adding a bathroom extractor fan to help manage moisture.
- Carry out standard gas and electrical checks as part of normal purchase due diligence.

Practical Context

This is a well-maintained semi-detached house that presents better than average for its age. The fabric is sound throughout, and the property reads as one that has been genuinely cared for.

The condensation-related points in the bedrooms and the absent bathroom extractor are common in homes of this age and are usually managed through ventilation and routine upkeep rather than any significant work. The chimney pointing is the only fabric repair worth planning, and it is a small job with no urgency.

Overall, the property needs little more than normal ongoing maintenance.

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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