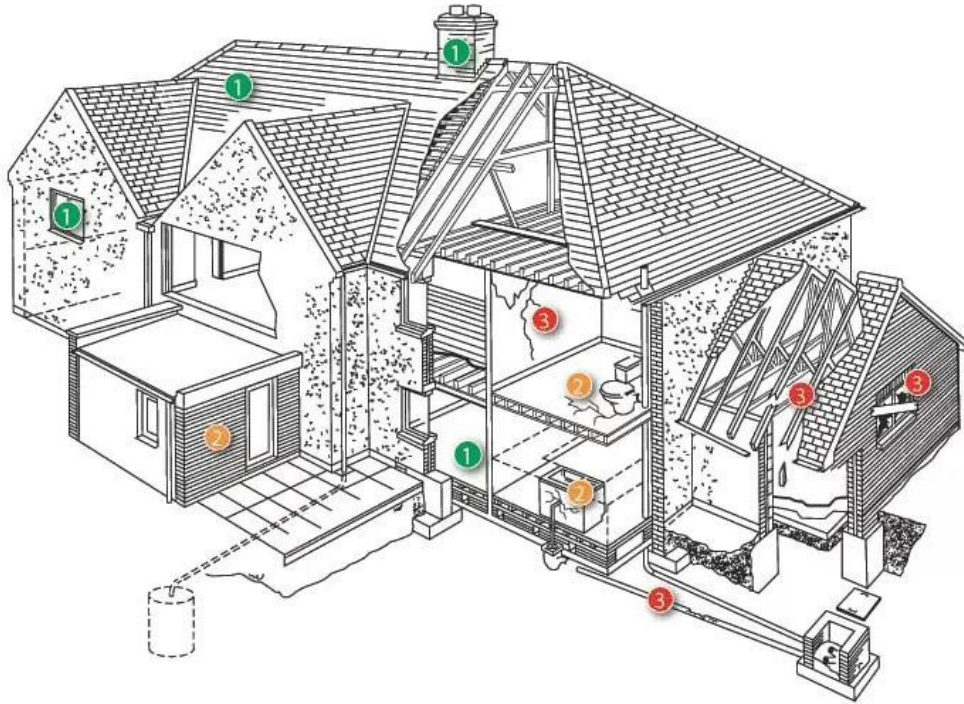


HomeCheckTM



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 Tennyson Road, S6 2WE

Date: 5 October 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 mid-terrace house is in average condition for its age, presenting reasonably well in most rooms, with the attic in noticeably poorer condition.

The findings are mainly moisture-related rather than structural. Most are localised and repairable, but a small number at roof level and under the kitchen sink should be addressed early to prevent further damage.

Overall, the property needs a coordinated round of repairs rather than refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. A vertical plaster crack inside the front bedroom wardrobe appears historic, and previous cellar joist repairs appear sound.

● Priority Repair

- Missing brick and mortar and plant growth at the flashing to the rear chimney, with past water ingress damaging the attic around both chimney breasts and the dormer.
- The kitchen sink waste has no proper trap and has leaked previously, damaging the base unit.
- A downpipe from the neighbouring gutter is loose and moving in the wind.

● Routine Repair

- Localised damp and condensation-related mould to the kitchen rear corner, landing, under-stairs cupboard and front bedroom.
- Significant localised damp to the rear porch wall.
- The shower tray front trim is loose and out of alignment.
- Blown bricks and a missing half brick in the side passageway.
- Cellar ceiling plasterboard and insulation may be trapping moisture against the floor timbers.

● Ongoing Maintenance / Improvement

- Minor cracks, scuffs and marked paintwork, wallpaper and handrails, mainly to the stairs and kitchen.
- Loose skirting and broken scotia in the kitchen, and no mechanical extraction in the bathroom.
- The rear garden needs light trimming and weeding.

Typical Cost Guidance

- **Priority Repair:** £2,300 – £3,400
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,700 – £3,000
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,300 – £2,400
(optional upgrades and general improvements depending on preference)

What This Means

The key point is that most of the damp and damage traces back to a few sources: the chimneys and dormer at roof level, the kitchen sink waste, and condensation in poorly ventilated corners. Dealing with those sources first and then making good is the sensible order, as internal repairs done before the roof works risk being spoiled.

None of the items suggests structural concern, and the kitchen and bathroom are in good condition. Once the priority works are complete, the remaining items are typical of a Sheffield terrace of this age and can be planned over time.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

The roof covering and ridge appear sound from ground level to the front and rear.

On the uphill face of the rear chimney, at least one brick and some mortar are missing, and there is plant growth around the flashing. Neither chimney has a pot, and it is not possible to confirm from ground level whether they are capped.

Inside, the attic shows past water ingress around both chimney breasts and the dormer window: water staining, peeling wallpaper, black mould and loose plaster, with damp plaster in the rear wardrobe and surrounding ceiling. Some damage sits above the front chimney breast, pointing to a source higher up the roof. The attic ceiling also has board-joint cracks and popped nail heads.

What's likely required:

- Inspect both chimneys at roof level: replace the missing brick, repoint as needed, clear plant growth and check or renew the flashing
- Confirm both stacks are properly capped, and check the dormer weathering in the same visit
- Once the roof is weathertight, make good the attic plaster and redecorate

Typical cost guidance: Roof and chimney works: £1,000 – £1,500

Attic making good: £1,000 – £1,500

Rainwater Goods (Gutters & Drainage)

● Priority Repair

A downpipe carrying water from the uphill neighbour's gutter into this property's gutter is loose and moving in the wind, so some water may miss the gutter and run down the wall. The remaining gutters, downpipes, soil pipe and drainage appear sound.

What's likely required:

- Secure the loose downpipe, ideally during the roof visit

Typical cost guidance: £50 – £100

External Walls

● Routine Repair

In the passageway between 58 and 56, four or five bricks have blown faces that are flaking away, with the original mortar loosening around them. The spot is sheltered, so deterioration is slow. A half brick is also missing roughly midway along, opening through into the cellar.

What's likely required:

- Clean back and treat the blown bricks to slow further decay, then repoint locally
- Brick up the missing half brick

Typical cost guidance: £200 – £300

Windows & External Joinery

● Ongoing Maintenance / Improvement

The uPVC double-glazed windows and doors, including the rear porch, appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The combi boiler, consumer unit, gas and electricity meters and water stopcock 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

Internal Condition

● Routine Repair

Along the rear wall and the wall adjoining 56 there is localised damp and condensation-related mould. In the kitchen this shows as black mould at the foot of the stairs, flaking paint to the wall to 56, mould inside the corner wall cupboards, a delaminating cornice trim and rusting corner bead at the window. On the landing above, wallpaper is loose and peeling, the ceiling has water staining by the rear wall, and there is black mould on the window frame, reveal and sealant.

The under-stairs cupboard has damp and mould to the wall to 56, and its original lath-and-plaster finish is flaking away. In the front bedroom, wallpaper is bubbling at low level on the front wall, with damp marking inside the wardrobe.

The cellar is a typical, averagely damp, untanked Sheffield cellar. Plasterboard has fallen or been pulled from the ceiling, and the insulation left between the joists may trap moisture against the timber.

What's likely required:

- Treat mould, improve ventilation and make good the affected areas, refinishing the under-stairs cupboard
- If damp marks return, check for a moisture source before redecorating
- Remove the remaining cellar ceiling plasterboard and insulation, and clear the debris, to let air reach the floor timbers

Typical cost guidance: Damp and mould making good: £800 – £1,500

Cellar ceiling strip-out and clearance: £100 – £200

● Ongoing Maintenance / Improvement

Elsewhere, decoration is generally reasonable. There are minor marks and scuffs to wallpaper and paintwork, worn and discoloured handrails on both staircases, a small crack where the living room coving meets the door architrave, and cracking around the edges of the second-floor stairwell ceiling.

A vertical crack in the unfinished plaster inside the front bedroom wardrobe appears historic rather than active movement.

What's likely required:

- Fill cracks, refinish the handrails and redecorate the stairwells and marked areas
- Note the wardrobe crack and monitor it over time

Typical cost guidance: £800 – £1,500

Kitchen, Rear Porch & Bathroom

● Priority Repair

The modern fitted kitchen is in good condition. Under the double sink, the waste has no proper trap and one joint seal has been forced out of alignment. It was dry at inspection, but there has clearly been a significant leak: the cupboard base is water-damaged and the internal shelf is mouldy.

What's likely required:

- Refit the sink waste with a proper trap and renew the damaged shelf and cupboard base

Typical cost guidance: £200 – £300

● Routine Repair

In the rear porch, the original outside wall is significantly damp where a washing machine and tumble dryer appear to have stood. Tiles have popped off, the plaster is loose and flaking, and the beading has rusted. The damp is confined to this spot, suggesting a local cause.

The bathroom is in good condition, but the front trim to the shower tray is loose and out of alignment.

What's likely required:

- Confirm the cause of the porch damp is resolved, then replaster, refix the tiles and renew the beading
- Refit the shower tray trim

Typical cost guidance: £600 – £1,000

● Ongoing Maintenance / Improvement

The kitchen skirting by the under-stairs cupboard is loose, and the scotia is loose or broken in several places. The bathroom has no mechanical extraction.

What's likely required:

- Refix the skirting and renew the scotia
- Consider fitting a bathroom extractor fan

Typical cost guidance: Skirting and scotia: £150 – £300

Bathroom extractor fan (optional): £200 – £350

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The rear boundaries, shed and paving appear sound. The garden needs light trimming and weeding to bring it up to standard.

What's likely required:

- Trim and weed the rear garden

Typical cost guidance: £150 – £300

Practical Next Steps

- Have a roofer inspect both chimneys and the dormer: replace the missing brick, repoint, clear plant growth, check the flashing and confirm the stacks are capped.
- Secure the loose downpipe from the neighbouring gutter, ideally during the same visit.
- Refit the kitchen sink waste with a proper trap and renew the damaged cupboard base.
- Once the roof is weathertight, make good and redecorate the attic.
- Treat mould and make good damp-affected areas, including the rear porch wall once its cause is confirmed.
- Strip the cellar ceiling plasterboard and insulation, and clear the debris, to improve airflow to the floor timbers.
- Repair the passageway brickwork and brick up the missing half brick.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield mid-terrace. The cellar is averagely damp for an untanked cellar of this type, and the previous joist repairs appear sound.

Condensation-related mould is common in older terraces, particularly in corners and around windows. Good ventilation and regular airing will help keep it under control once affected areas are made good.

The priority is to make the roof and chimneys weathertight first. With that done, the property needs sensible repair and upkeep rather than significant structural work 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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