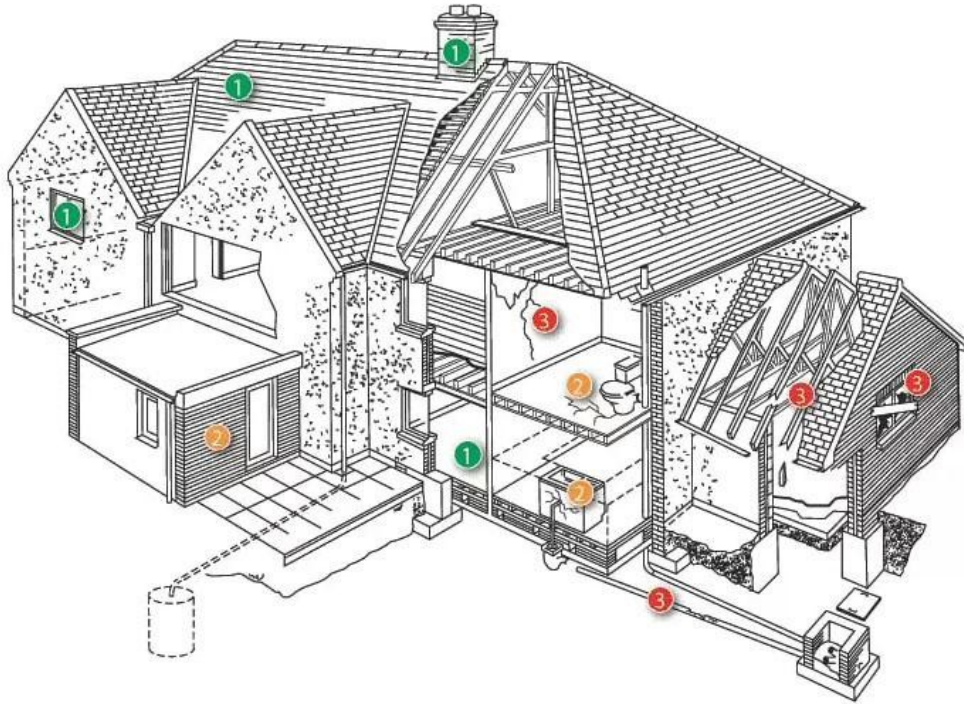


HomeCheck™



HomeCheck Property Review

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

Property address: 71 Morley Street, S6 2PL

Date: 3 September 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 brick-built mid-terraced house is in good condition for its age, and presents as a well-kept property throughout.

The items identified are minor and localised. They are mainly decorative, or relate to external joinery and small maintenance repairs, and can be planned over time rather than addressed immediately. Nothing noted is structural, and nothing affects the weathertightness of the main house.

In practical terms this is a property needing sensible upkeep rather than repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.
- Hairline cracking at wall and ceiling junctions in the attic room appears to be plasterboard shrinkage rather than movement, and replaced joist ends in the cellar have been correctly isolated from the stonework.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Paint is flaking to the front timber door, and to a greater extent to the frame, where the sealant between the frame and the brickwork is also missing or loose in places.
- The door to the front below-ground store has come off its lower hinge, with rot to the lower timber.
- The bathroom double glazed unit shows what appears to be internal condensation and may have blown.
- Minor black mould is present to sealant at the shower enclosure and basin, and to window frames in the living room and front bedroom.
- The boiler display indicates that its annual service is due.

● Ongoing Maintenance / Improvement

- Minor scuffs and marks to paintwork throughout, with knots bleeding through to bedroom doors and attic skirting, and slight discolouration to filled fixings on the living room chimney breast.
- The cellar head retains patchy original finishes with old fixing holes, and the cellar walls are visibly damp, which is typical for an untanked below-ground space.
- Sealant between the kitchen worktop and tiling is absent, which is optional here as the worktop is a water-resistant composite.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £950 – £1,900
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £550 – £1,100
(optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a property of this age and type. The roof has been replaced, the elevations and rainwater goods appear sound, and the interior is in good decorative order, so a buyer is not taking on a backlog of repairs.

The practical focus is the front timber door and frame, where the paintwork has failed and the sealant to the brickwork has gone, along with the store door at the front. These are small jobs, but external joinery is worth keeping on top of once the protective finish has broken down. Everything else is upkeep and preference.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The main roof and the roof to the rear kitchen outshot appear sound. The main covering is not original and appears to have been replaced relatively recently. Brickwork and pointing to the chimney appear sound.

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

Guttering and downpipes to the front, rear and outshot appear sound, as do the soil pipe and the visible kitchen and bathroom drainage.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

Brickwork and pointing to the front elevation and to the outshot appear sound. The rear elevation is finished in coloured render, which also appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The windows are UPVC front and rear and appear sound, with the exception of the bathroom unit, which shows what appears to be internal condensation and may have blown. The obscured glass makes this difficult to confirm from a visual inspection.

The front door is timber and in reasonable condition overall, with paint flaking to the lower edge and around some of the painted joints. The frame is in poorer order, with paint failing almost entirely at the lower edge, and one side has previously been cut out and replaced, presumably due to rot. The sealant between the frame and the brickwork is missing or loose in several places.

The rear door has a small sealed repair to one panel, which appears functional.

What's likely required:

- Prepare and repaint the front door and frame
- Renew the sealant between the frame and the brickwork
- Have the bathroom glazed unit checked and replaced if confirmed blown

Typical cost guidance: £400 – £800

Replacement of the bathroom glazed unit if confirmed blown: £200 – £300

Internal Condition

● Ongoing Maintenance / Improvement

The house is in good decorative condition throughout. Minor scuffs and marks are present to wall paintwork in most rooms, with a small area of filler to architrave at the foot of the staircase, knots bleeding through paintwork to bedroom doors and attic room skirting, and filled fixings to the living room chimney breast showing slight orange discolouration.

Hairline cracks are visible at wall and ceiling junctions in the attic room. These appear to be shrinkage at plasterboard joints rather than movement.

The cellar head retains its original wall finishes, with patchy decoration, old fixing holes and a small opening in the ceiling where pipework has been run.

The cellar walls are visibly damp, which is expected in an untanked below-ground space, but the space is otherwise dry and is ventilated. Several joist ends at the front have been replaced, with a plastic damp-proof separation from the stonework.

What's likely required:

- Localised decorative making good and touch-ups to paintwork throughout
- Apply knotting solution and refinish the affected doors and skirting
- Stain block and redecorate the filled fixings to the living room chimney breast
- Make good the cellar head finishes if desired

Typical cost guidance: £500 – £1,000

Kitchen & Bathroom

● Routine Repair

Minor black mould is present to sealant around the shower enclosure and basin, and to the window frame sealant in the living room and front bedroom. It is limited in each case.

What's likely required:

- Clean or renew the affected sealant throughout

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The kitchen is relatively modern and in good decorative condition. There is no sealant between the worktop and the tiling, though the worktop is a water-resistant composite and no issues are apparent, so this is a matter of preference. The bathroom is fully tiled and appears sound.

What's likely required:

- Apply sealant between the worktop and tiling if preferred

Typical cost guidance: £50 – £100

Services

● Routine Repair

The gas boiler is in a kitchen cupboard and appears sound, though its display indicates the annual service is due. The gas meter, electricity meter and consumer unit in the cellar all appear sound.

What's likely required:

- Arrange the annual boiler service
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £250 – £500

Grounds & Outbuildings

● Routine Repair

The door to the small below-ground store at the front has come off its lower hinge and is hanging partly open. The lower timber is rotten, which is why the hinge has pulled away.

What's likely required:

- Replace the store door and refix the ironmongery

Typical cost guidance: £150 – £300

Practical Next Steps

- Prepare and repaint the front door and frame, and renew the sealant between the frame and the brickwork.
- Replace the door to the front below-ground store.
- Have the bathroom glazed unit checked and replaced if confirmed blown.
- Clean or renew the sealant showing mould at the shower, basin and window frames.
- Arrange the annual boiler service, and confirm gas safety and electrical certification as part of normal purchase checks.
- Carry out localised decorative touch-ups, including the knotted joinery and the living room chimney breast fixings.
- Make good the cellar head finishes if desired.
- Apply sealant between the kitchen worktop and tiling if preferred.

Practical Context

This is a typical Sheffield mid-terrace, and it presents better than average in several respects — a replaced roof, sound elevations and rainwater goods, and good decorative condition throughout.

The damp to the cellar walls is normal for an untanked below-ground space and is not a defect. The joist ends at the front have been replaced with a plastic damp-proof separation from the stonework, which is the correct way to carry out that work.

Overall the property needs a modest amount of routine upkeep, mainly to external joinery and decoration, rather than any significant repair.

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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