



3 bedroom homes

## **Barley Gate Chester-le-Street**

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# **Great homes, great location**

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[www.homegroup.org.uk](http://www.homegroup.org.uk)



# A place to call home

Barley Gate is a collection of three bedroom homes in the desirable location of Chester-le-Street, available through shared ownership.

Our homes are just a short, five minute drive from Chester-le-Street town centre, home to a range of bars and pubs, restaurants and shops, with plenty to keep you entertained. Newcastle upon tyne and Durham city centre are within a fifteen to twenty minute drive away; both perfect for days and nights out.

There are also a range of shopping centres and retail parks not too far from Barley Gate including the Arnison Centre, Galleries Shopping Centre and intu Metrocentre.

If you are a parent, finding the right school will be at the top of your agenda. Our homes are close to a variety of good primary schools and secondary schools including Park View School and Barley Mow Primary School. You're sure to find something suitable!

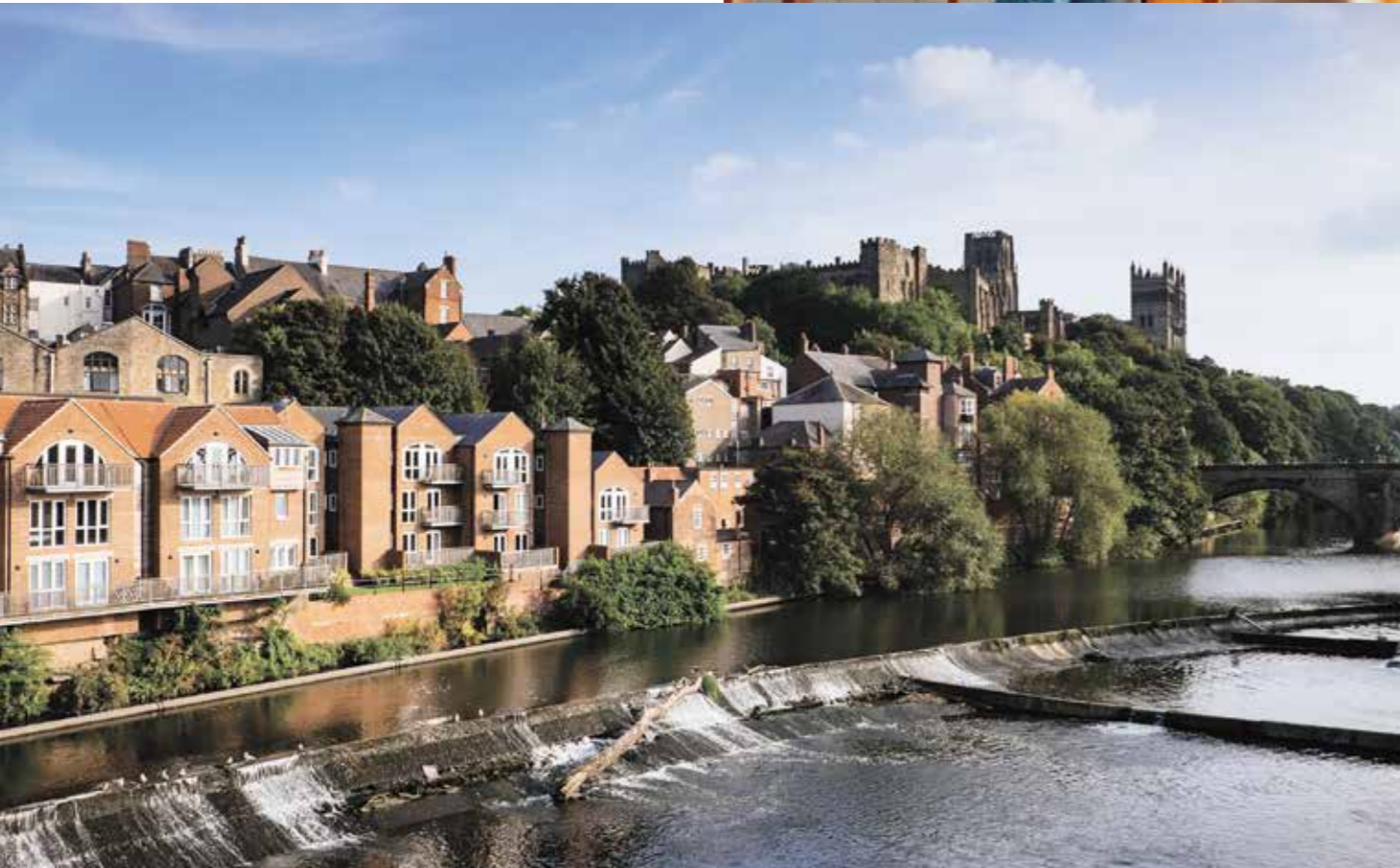
If travelling to and from work with ease is your priority then look no further, our homes are close to the A1, the A593 and the A167; if you work in Team Valley, Barley Gate is in an ideal spot for an easier daily journey to work. There are also a variety of bus services and Chester-le-Street train station that connect you to a different areas in the North East.





# At the heart of it all

- For some retail therapy or a fun day out, Durham is just 9 miles away and Newcastle upon Tyne 10 miles away.
- Just a 5 minute drive into Chester-le-Street town centre.
- A selection of amenities from 1.3 miles away including Morrisons and Tesco Superstore.
- A variety of schools, both primary and secondary from 0.6 miles away.
- Riverside Park, 2.7 miles away; home to a play area, splash pad, gardens, bowling club, riverside walks, a sports pavillion, health club and a café.





Barley Mow Primary School

**0.6miles**

Tesco Superstore

**1.7miles**

Beamish Open Air Museum

**4.6miles**

Birtley Medical Group

**1mile**

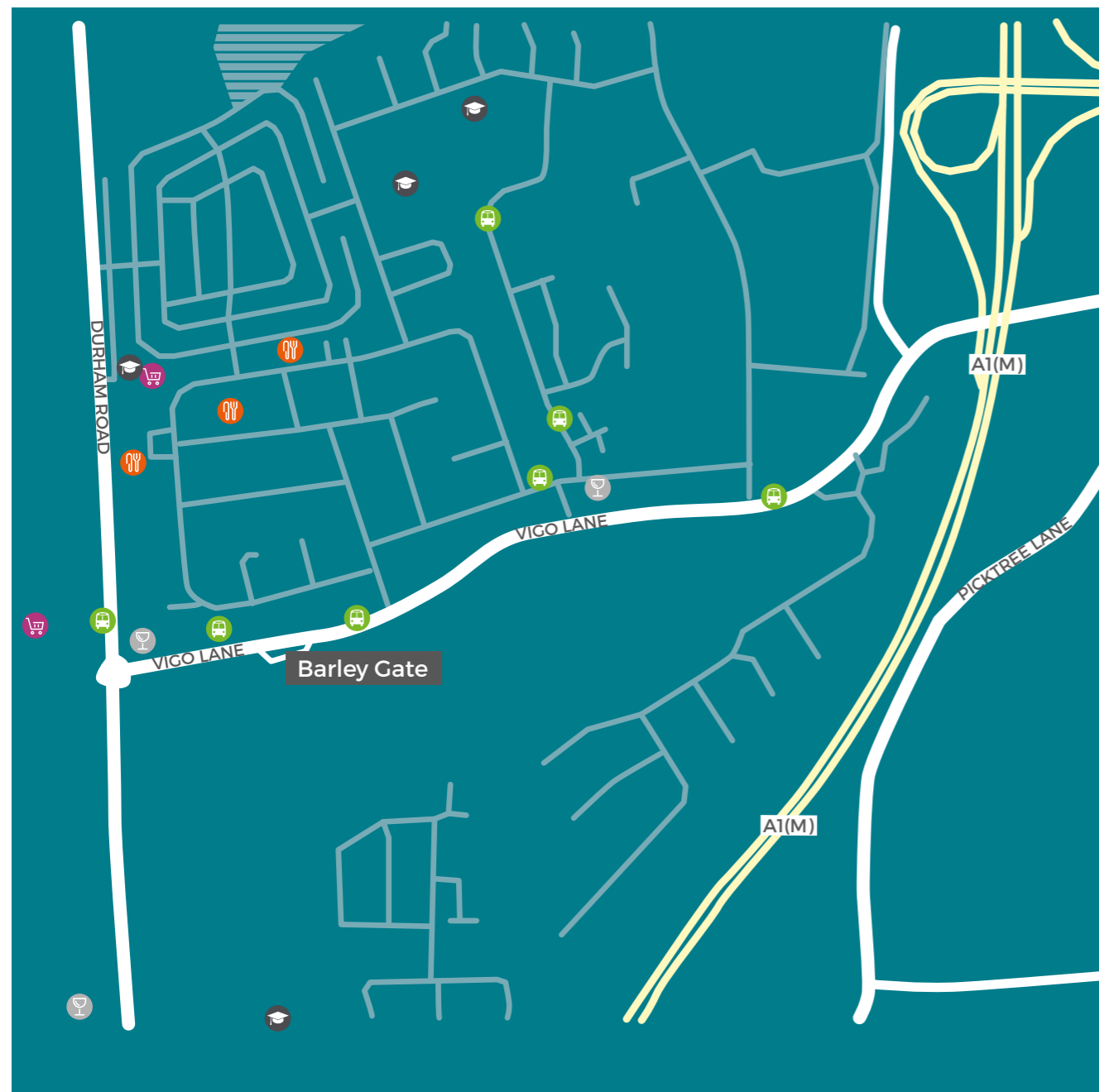
Chester-le-Street train station

**2.1miles**

Chester-le-Street town centre

**1.5miles**

 Shops
 Cafe/restaurant
 Bar/pub
 Schools
 Buses



# Specification includes

- White gloss cupboard doors
- Black laminate worktops
- Candy electric oven
- Candy gas hob
- Extractor fan
- Hoover fridge-freezer
- Baumatic microwave
- Baumatic dishwasher
- Amtico Nordic Oak flooring
- White sanitaryware
- Ceramic Porcelanosa bathroom tiles
- 1.8m boundary fencing around the turfed rear garden
- Two off street parking bays

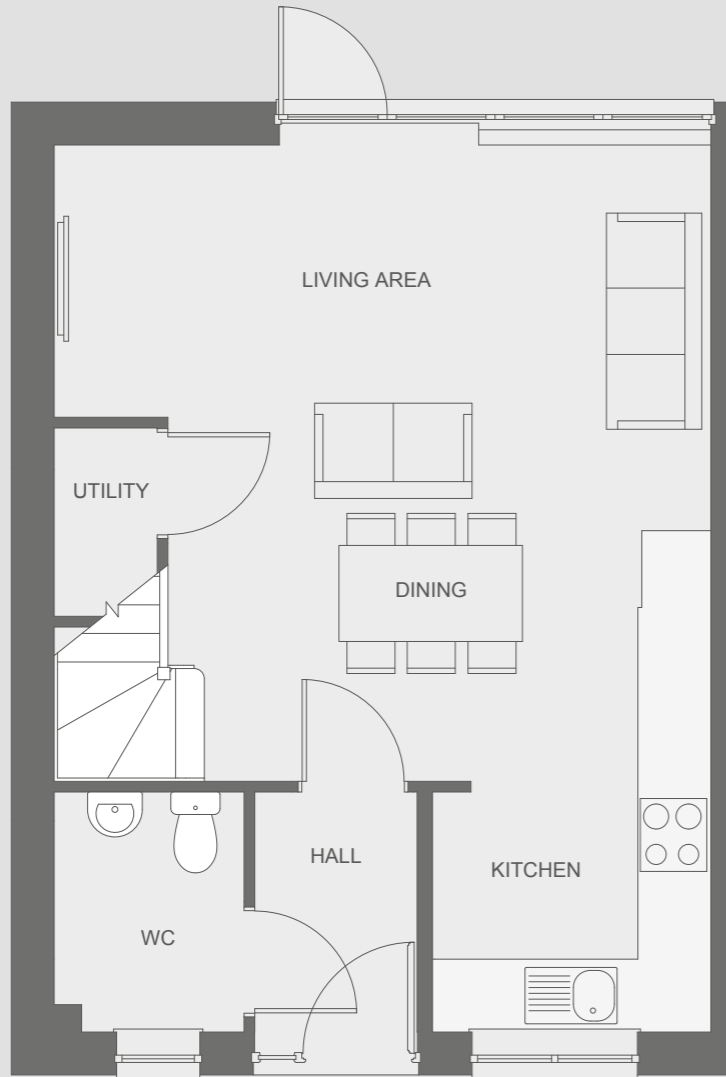


Specifications are subject to change. Images are indicative only and are of previous developments.

# Barley Gate

## 3 bedroom homes

Our three bedroom homes are available as terraced and semi-detached.



Ground floor

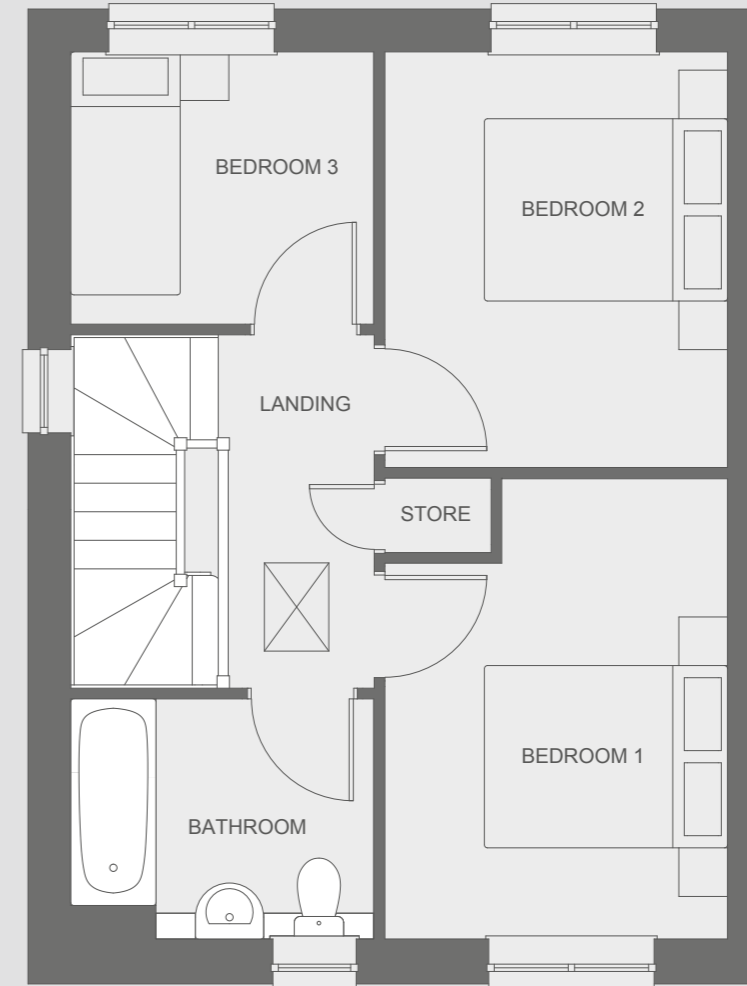
### Measurements

<b>Ground floor</b>	
Kitchen/dining area	4.47m x 4.17m
Living area	5.4m x 3.12m
WC	1.6m x 1.97m

<b>First floor</b>	
Bathroom	2.47m x 1.97m
Bedroom 1	2.82m x 3.79m
Bedroom 2	2.82m x 3.42m
Bedroom 3	2.49m x 2.22m

**Total: 78.88m<sup>2</sup>**

## 3 bedroom homes



First floor

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.



# 10 steps to buying

You've found your dream home, here's what happens next:



## Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



## Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



## Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



## Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable\*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



## Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



## Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



## Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



## Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



## Step 9. You're in!

Congratulations and welcome to your new home.



## Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

\*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

## Get in touch

Phone 0800 073 0600  
Email [BuyAHome@homegroup.org.uk](mailto:BuyAHome@homegroup.org.uk)  
Web [www.homegroup.org.uk](http://www.homegroup.org.uk)

## Let's get social



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