



# Trilogy

MOSLEY COMMON

**Bellway**





# The advantages of convenient urban living.

## The benefits of exceptional spaces that promote wellbeing

You'll find amenities on the doorstep, from a medical centre to the Parr Bridge hub's Starbucks, Lidl and Snap Fitness 24/7 gym. Just two miles away Ellesmere Shopping Centre has a Tesco Extra, high-street names and food court all in a spacious mall setting.

Multiple award-winner Lugana Italian is a stroll away, and The King William a welcoming local, with large garden for summer, while the cosy Farmhouse Kitchen serves up slow-roast carveries, Yorkshire Pudding wraps, or a coffee and fresh-baked pastry in a five-minute drive.

Best Friends nursery welcomes 0-5s to its bright playrooms, sensory garden and mud kitchen and St John's Mosley Common CofE, rated Good by Ofsted, has an Early Years Education pre-school. Holy Family Catholic Primary, rated Good, and Garrett Hall Primary, Outstanding, are under a mile away, and like St John's provide Early Bird and After-School provision. At senior level The Lowry Academy in Walkden and St Mary's High School and Sixth Form College in Astley, both Good, are just two miles away.

Mosley Common has playing fields and football pitches, while Worsley Leisure Centre facilities include three pools, gym & HIIT zone, dance studio and sauna, while Walkden's Ellesmere Golf Club prides itself on being friendliest in the area.

Adventure Now's action-packed activities from archery and quad biking to Bushcraft campfire cooking to develop skills, confidence and friendships in the outdoors, while the Trafford Centre offers more than iconic shopping - where brands like Sephora first launch in the North - with premier leisure from Odeon cinema to Adventure Golf family fun, with LEGOLAND® Discovery Centre next door.

Connect with nature at Pennington Flash Nature Reserve with woodland and wetland habitats, new visitor information point, café and adventure play, spotting two hundred species of resident and migratory birds on the reed-beds and islands. RHS Garden Bridgewater hosts events from the annual Glow illuminated trail and light-show spectacular to Halloween activities finding ingredients for witch's potions and magic spells, or head to a Fairy Glen at Appley Bridge, an enchanted forest to cross wooden bridges, see tumbling waterfalls, and lunch at the picnic spots.

You can feel miles from it all, but Manchester's city buzz and world-class venues are always close. The Guided Busway is a ten-minute walk and A580 East Lancs Road nearby. With the M6, M62 and M60 Ring Road easily accessed, Warrington is 14 miles, Stockport 17 miles and Manchester Airport 15 miles away.

# Beautifully designed. Ideally located.

## Discover a home well-placed for modern living in every way

Welcome to Trilogy, a collection of two, three and four bedroom homes in Mosley Common, offering a choice of styles showcasing our considered design approach that creates desirable living spaces tailored for contemporary lifestyles - including our focus on greener, energy-efficient living. Our future focussed homes have solar panels, smart thermostats, additional insulation & car chargers. Mosley Common combines a pride in its history with a

forward-thinking vision that is bringing a re-energised future to enhance quality of life, from new play, sports and leisure facilities to new parks and a green corridor that will enrich local biodiversity, enhancing a location offering excellent local schooling and enviable connectivity via road or access to the Guided Busway network. So, from a sense of community to commuting options across the area, at Trilogy you'll feel well-connected.



St George's Church, Tyldesley.

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Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

