



# TRILOGY

MOSLEY COMMON,

GREATER MANCHESTER

M29 8PR

2 & 3 BED SHARED  
OWNERSHIP  
PROPERTIES





# Making Homeownership Achievable

As Auxesia are not a developer; we work closely with established housebuilders to offer homes that meet high standards of design, quality, and energy performance. All our properties are professionally managed by Touchstone, one of the UK's leading property management companies, providing ongoing support for residents.

Auxesia Homes is a registered provider of affordable housing. With over 20 years of experience, we've helped thousands of people including key workers, veterans, and first-time buyers find homes that are both attainable and built to last.

We're committed to making homeownership accessible without compromise. Transparency, fairness, and excellent customer care are at the heart of everything we do, ensuring you feel informed and supported throughout your buying journey.

**Beautifully  
Designed.  
Ideally Located.  
Thoughtfully  
Delivered.**

Welcome to Trilogy, an exciting new development offering a collection of energy-efficient two and three bed homes in the heart of Mosley Common.

Available through Shared Ownership with Auxesia Homes, these thoughtfully designed properties combine contemporary comfort with a sustainable lifestyle, making homeownership more achievable for first-time buyers, growing families, and key workers alike.

With excellent commuter links, green open spaces, schools, shops, and leisure all within easy reach, Trilogy is a well-connected place to call home, where vibrant community living meets modern convenience.

Every home at Trilogy is built with your future in mind. Solar panels, smart thermostats, enhanced insulation and electric car charging points come as standard, ensuring your home is not only cost-efficient but ready for a more sustainable tomorrow.

Designed in partnership with Bellway, one of the UK's most reputable housebuilders, each property reflects a high level of craftsmanship, layout versatility, and a high-specification finish throughout.

**Surrounded by green spaces, parks, and play areas  
ideal for families, a perfect blend of quiet suburban  
living and urban connectivity**



# Modern Living with Everyday Convenience

---

## Embrace the outdoors

Living at Trilogy means the outdoors is always within easy reach. Located in Mosley Common, the development is close to peaceful green spaces, scenic trails, and picturesque parks, ideal for walking, running, or family bike rides. Explore the leafy paths of Worsley Woods, enjoy waterside strolls along the Bridgewater Canal, or unwind at Blackleach Country Park with its open meadows and tranquil lake. A little further afield, Pennington Flash offers nature trails, birdwatching, and picnic spots by the water. Whether it's a weekend escape or a daily dose of fresh air, Trilogy brings you closer to nature all year round.

## Education & Community

Trilogy sits within the close-knit community of Mosley Common, a well-connected neighbourhood with a friendly, village-like feel. The area is popular with families thanks to its good local schools, including St John's CE Primary and nearby Boothstown Methodist Primary. For older students, there are several secondary schools and colleges within easy reach, including those in Walkden, Worsley, and Leigh. Local nurseries and early years care are also available, making it a convenient location for growing families. Mosley Common benefits from regular community events, local markets, and nearby attractions in Tyldesley and Worsley, fostering a strong sense of belonging. It's a place where neighbours look out for one another, and community spirit is part of everyday life.



Bluebells at Ethrow Park

## Local Amenities and Connectivity


Trilogy's location in Mosley Common puts everything you need within easy reach. Nearby towns like Walkden and Tyldesley offer a wide range of supermarkets, local shops, cafés, and everyday essentials, while the larger retail hubs of Leigh and the Trafford Centre are just a short drive away. The area is well-served by primary and secondary schools, healthcare facilities, and local leisure centres. For commuters, the Vantage guided busway provides fast and frequent services to Manchester city centre, with stops just minutes from Trilogy. Road links via the A580 East Lancashire Road and M60 make travelling across Greater Manchester and beyond quick and convenient. Whether you're commuting, shopping, or exploring the nearby countryside, Trilogy offers a well-connected base with the best of both city and suburban living.



## A Town with Heart and Heritage

Mosley Common is a historic part of Greater Manchester with deep roots in the region's coal mining past. Once a thriving mining village, its heritage is still reflected in the local landscape, with former pit sites now transformed into green spaces and walking trails that serve the community today. The nearby towns of Tyldesley and Worsley offer a vibrant mix of independent shops, cafés, and local markets, adding charm and character to the area. With a proud working-class history and a growing sense of regeneration, Mosley Common is a place where traditional values meet modern living—making it ideal for families looking to be part of a community with both heart and heritage.





**Extra support  
for key workers  
to make owning  
a home more  
achievable.**

**If you are classed as a key worker, speak to one of our team today to see how we can help with our special keyworker incentives.**

# WELCOME TO TRILOGY – A COMMUNITY BUILT FOR LIVING

Set in the heart of Mosley Common, Trilogy is a vibrant, modern development that blends high-quality homes with everyday convenience and long-term value. Available exclusively through shared ownership, The Tyne, The Dean and The Eden house types offer a unique opportunity to step onto the property ladder in a sought-after Greater Manchester location.

Trilogy is perfectly positioned for commuters, with the A580 East Lancashire Road just minutes away, connecting you easily to Manchester city centre and beyond. Excellent public transport links, including local bus routes and nearby train stations at Walkden and Atherton, make getting around effortless—whether you're heading to work, school, or a weekend outing.

Families will appreciate the range of well-regarded local schools nearby. St. John's Mosley Common CE Primary School and Garrett Hall Primary School are both within walking distance, while several secondary schools and colleges are a short drive away, providing strong options for all stages of education.

Everyday amenities are close to home, with supermarkets, shops, and local eateries just minutes away. Leisure facilities are also plentiful, with nearby gyms, parks, golf courses, and nature trails like Pennington Flash offering something for everyone. Trilogy offers the perfect blend of suburban calm and urban access, giving you space to grow, unwind, and thrive.

Each home is finished to a high standard and includes energy-efficient heating systems, open-plan living spaces, and private gardens. Whether you're a first-time buyer or looking to move into a more manageable home, these thoughtfully designed properties offer comfort, style, and affordability without compromise.

**Trilogy is more than just a place to live—it's a place to call home.**



# 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 within a five-minute drive.

Living at Trilogy offers the perfect balance of comfort, convenience and community. Set within a peaceful, well-landscaped development in Mosley Common, these modern homes are designed for everyday living — with green spaces, private gardens and parking to selected plots. Excellent local amenities, schools and transport links are all close by, while the surrounding area offers a great choice of shops, cafés and leisure options, making Trilogy an ideal place to call home.

## SPECIFICATION

### Stylish Interiors

- Contemporary finishes throughout
- Painted walls in a soft neutral tone with crisp white ceilings and woodwork
- Modern internal doors with chrome-style handles
- Elegant staircase with white gloss balustrades and handrail

### Modern Kitchens

- Contemporary fitted kitchen units
- Integrated oven, hob and extractor fan
- Stainless steel sink with chrome mixer tap
- Glass splash back
- Space for fridge/freezer and washing machine

### Bathrooms & En-Suites

- Modern white bathroom suite with chrome fittings
- Tiling around baths and basins for a clean, finished look, selected plots tiled full height.

### Warm & Energy Efficient

- Gas central heating system with energy-efficient boiler
- Radiators throughout every room
- Insulated and double-glazed for year-round comfort and reduced bills

### Lighting & Electrics

- Ceiling lighting throughout
- Multiple sockets in all rooms
- Downlighters to Kitchen and Bathroom areas
- TV and phone points in key rooms
- Fibre broadband ready

### Outdoor Space

- Rear garden laid with new turf
- Paved patio area and pathway
- Allocated parking or private driveway
- Outside lighting
- Double glazed UPVC



# THE TYNE

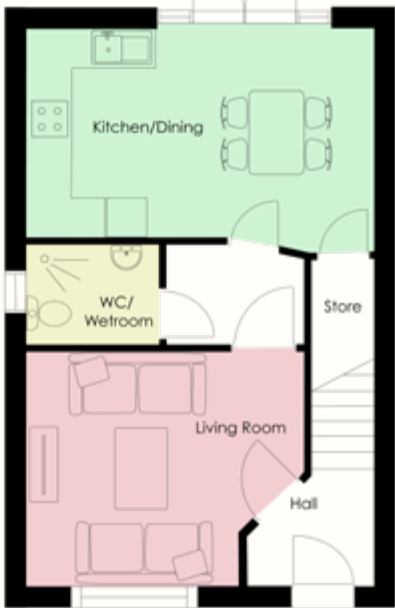


The Tyne is a stylish three-bedroom home designed with comfort, practicality, and contemporary living in mind. With thoughtful layouts and quality finishes throughout, this property is ideal for growing families, first-time buyers, or anyone looking for a modern space to call home.

On the ground floor, the generous living room provides a welcoming space to relax or entertain, while the open-plan kitchen and dining area offers the perfect setting for family meals or weekend gatherings. French doors open onto the garden, bringing in natural light and extending the living space outdoors during the warmer months. A handy downstairs WC adds extra convenience for guests and everyday living.

Upstairs, you'll find three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite, creating a peaceful retreat at the end of the day. Two further bedrooms and a contemporary family bathroom ensure there's ample space for children, guests, or a home office setup. Storage is cleverly integrated throughout, helping to keep your living areas tidy and clutter-free.

The Tyne combines timeless design with modern functionality, set within a thoughtfully landscaped development. Whether you're just starting out or looking to settle into a home that meets your everyday needs, this house type delivers space, comfort, and long-term value.



Ground Floor

Living Room	3.74m x 3.42m
Kitchen / Dining	4.78m x 4.71m (max)
WC / Wetroom	1.50m x 1.85m



## 3 Bedroom Home



First Floor

Bedroom 1	3.59m x 2.98m
Bedroom 2	2.52m x 3.09m
Bedroom 3	2.17m x 1.88m
Bathroom	2.52m x 2.02m
En-Suite	1.40m x 2.94m



# THE DEAN

The Dean is a thoughtfully arranged 3-bedroom property offering a balanced mix of entertaining and functional living space. Its layout with a welcoming hallway, separate kitchen/breakfast area, WC, and a generous living room, caters perfectly to modern family life.

Upstairs, you'll find three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite, creating a peaceful retreat at the end of the day. Two further bedrooms and a contemporary family bathroom ensure there's ample space for children, guests, or a home office setup. Storage is cleverly integrated throughout, helping to keep your living areas tidy and clutter-free.

The Dean combines timeless design with modern functionality, set within a thoughtfully landscaped development. Whether you're just starting out or looking to settle into a home that meets your everyday needs, this house type delivers space, comfort, and long-term value.



Ground Floor

Kitchen	3.93m x 3.08m
Living / Dining	4.78m x 3.3m
WC / Wetroom	2.58m x 1.65m



## 3 Bedroom Home



First Floor

Bedroom 1	4.08m x 3.49m
Bedroom 2	3.62m(max) x 2.54m
Bedroom 3	3.69m(max) x 2.15m(max)
Bathroom	2.33m x 2.00m
En-Suite	1.62m x 2.00m



# THE EDEN

The Eden is a smartly designed two-bedroom home that blends style, practicality, and comfort, making it an ideal choice for first-time buyers, downsizers, or those seeking a low-maintenance modern home. With well-proportioned living spaces and a contemporary layout, The Eden delivers easy everyday living in a home that feels both welcoming and refined.

On the ground floor, a front-facing kitchen offers a functional and well-equipped space for cooking, with modern units and high quality finishes throughout. To the rear, the open-plan living and dining area creates a relaxed social hub, complete with French doors that open onto the garden, perfect for summer evenings or weekend entertaining. A downstairs WC adds convenience for guests and family life.

Upstairs, two generous double bedrooms provide comfortable retreats, with ample space for wardrobes and additional furnishings. The second bedroom is ideal for guests, children, or a home office setup, depending on your needs. A sleek family bathroom completes the first floor, finished to a high standard with modern fixtures and fittings.

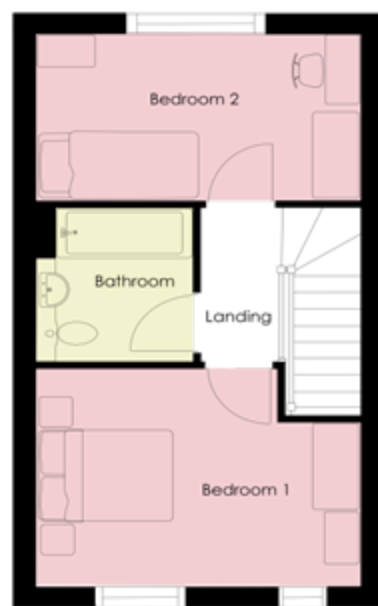


Ground Floor

Kitchen	2.66m x 2.99m
Living / Dining	4.11m x 4.34m
WC	1.90m x 1.06m



## 2 Bedroom Home



First Floor

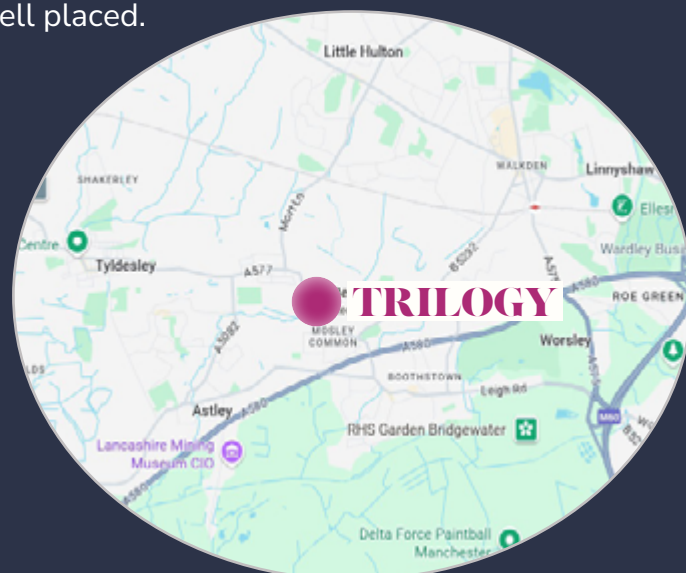
Bedroom 1	4.08m x 3.49m
Bedroom 2	4.11m x 3.00m
Bathroom	2.00m x 2.16m



## Well Connected, Ideally Located

Well connected and ideally located, Trilogy in Mosley Common offers the perfect balance of accessibility and everyday convenience. With the A580 East Lancashire Road just moments away, residents can enjoy fast links to Manchester city centre, the M60, and surrounding areas. Local bus routes and nearby train stations at Walkden and Atherton provide direct connections across Greater Manchester, making commuting and weekend travel straightforward. Trilogy is also within easy reach of Manchester Airport—just over 17 miles away—ideal for both business and leisure travel. Set within a thriving community with schools, shops, green spaces, and essential amenities close by, Trilogy combines suburban comfort with exceptional connectivity—offering a lifestyle that's both practical and well placed.

DESTINATION	APPROX. DISTANCE
WALKDEN TRAIN STATION	2.4 MILES
M60 MOTORWAY (J14)	4.8 MILES
MANCHESTER CITY CENTRE	9 MILES
MANCHESTER AIRPORT	17.5 MILES
TRAFFORD CENTRE	6.5 MILES
ROYAL BOLTON HOSPITAL	4.3 MILES





# SHARED OWNERSHIP & DO I QUALIFY?

Shared Ownership offers an affordable way to buy your own home. You purchase a share of the property (typically Auxessia look to achieve between 25% and 75%) and pay rent on the remaining share. This allows you to buy with a smaller deposit and mortgage than purchasing outright. Over time, you can increase your share in the property through a process known as 'staircasing' until you own 100% of your home.

This scheme is ideal for first-time buyers, key workers, or those looking to get back on the property ladder. It offers flexibility and security while making homeownership more achievable.

All of our homes are built to a high standard and come with modern specifications, off-road parking, and private gardens, giving you the space, comfort and quality you deserve.

## Benefits of Shared Ownership

- You'll usually need a smaller deposit
- Monthly costs can work out cheaper than renting or buying outright
- You can buy more shares in your home in the future
- You can sell your share at any time
- It's a great alternative to renting
- You're buying your home – it's yours to decorate and enjoy from day one
- You may be able to move sooner than you think  
It's a secure, long-term housing option
- You'll have the same rights as other homeowners
- It's backed by the Government
- It's ideal for first-time buyers and key workers
- All our homes are built to a high standard with modern specification
- You'll have a 10-year new home warranty



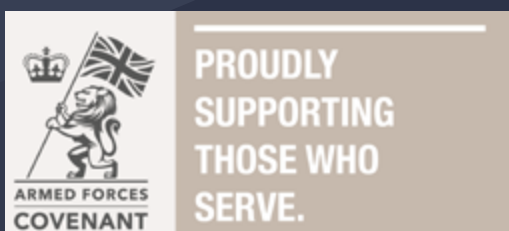


[WWW.AUXESIAHOMES.CO.UK](http://WWW.AUXESIAHOMES.CO.UK)

[SALES@AUXESIAHOMES.CO.UK](mailto:SALES@AUXESIAHOMES.CO.UK)

Telephone

01565 648284



Regulated by the Regulator of Social Housing No. 4765

Auxesia Homes Limited Company No. 07451258

Registered office: 1eb Booths Hall Booths Park, Chelford Road, Knutsford, England, WA16 8QZ

All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Auxesia Homes Limited. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Auxesia Homes Limited or The Developer for any loss or damage suffered by any party resulting from their use of this publication.

**Important Information:**

The items shown on this floorplan are for illustrative purposes only and may be subject to change. Layouts, dimensions, and positions of fixtures may vary from those indicated. Please speak to a Sales Advisor for specific details relating to your chosen plot.

Furniture layouts are indicative and not to scale. Items shown are not included in the sale.

This brochure contains computer generated images for illustrative purposes only. External finishes, landscaping, and plot configuration may vary. For further information and individual plot details, please consult a Sales Advisor.

All dimensions are approximate and should not be used to calculate carpet sizes, appliance space, or furniture fit. We operate a policy of continuous improvement. As a result, certain features – including kitchen and bathroom layouts, doors, windows, garages, and elevations – may vary over time. These particulars are intended as general guidance only and do not form part of any offer, contract or warranty. Changes can be made to the specification, or floor layout at any time and without notice.

Copyright © 2025 Auxesia Homes

