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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120325

£59,995

- Quality 10/6/5/4mm steelwork with side doors and a cruiser stern by Staffordshire Narrowboats. Front cratch with cover.
- Isuzu 35hp, diesel engine with PRM 120 D2 hydraulic gearbox.
- Good quality professional fit-out by Cain Narrowboats in painted ply with a mixture of solid light oak and painted oak trims offering comfortable 2+1 berth accommodation to a reverse layout.
- Spray foam insulation.
- Stainless steel water tank.
- 2.5kw Sterling ProCombi S inverter/charger
- 3 x 645w solar panels with an Epever MPPT controller.
- Battery Management.
- S/F stove & Alde gas fired central heating.
- Galvanic isolator.



BROKER'S SUMMARY

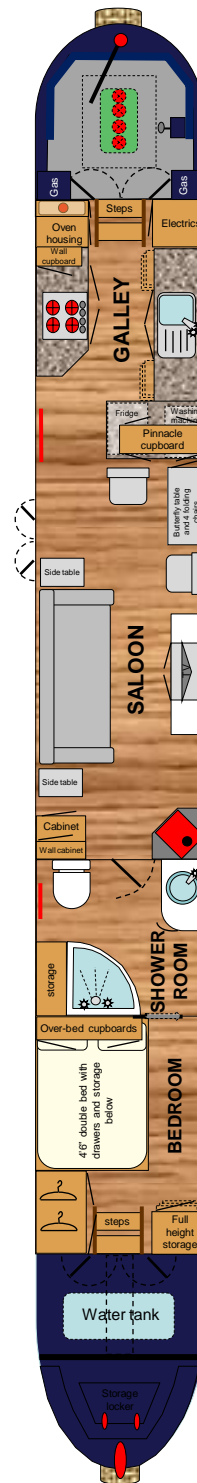
57ft Cruiser stern narrow boat. Quality 10/6/5/4mm steelwork with side doors and a cruiser stern with dodger by Staffordshire Narrowboats. Front cratch with cover. Good quality professional fit-out by Cain Narrowboats in painted ply with a mixture of solid light oak and painted oak trims offering comfortable 2+1 berth accommodation to a reverse layout. Isuzu 35hp, diesel engine with PRM 120 D2 hydraulic gearbox.

Morning Dew is a much loved two owner reverse layout cruiser stern narrowboat. She was completed in 2012 by Cain Narrowboats and offers well planned, beautifully constructed 3 berth accommodation that could be easily made 4 berth by the addition of a sofa bed in the saloon. She would be equally suited for live-aboard or holiday use. She was last blacked in March 2021 and the hull is protected by 4 anodes and a galvanic isolator. Viewing is highly recommended. Mooring by separate negotiation.

BSSC to June 2024.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which has a storage locker, there is a 4' self draining well deck. There is a cratch frame with window to the front and a vinyl cover and a 12v wall light. The stainless steel water tank is located beneath the well deck with a surface mounted filler.

GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides and hull sides are lined with painted plywood panels trimmed with either painted or solid light oak. There are curtains or blinds to all windows. Flooring throughout is wood effect laminate except in the galley which has ceramic floor tiles.

BEDROOM 9' 2"



Steel 3/4 glazed front doors, wood lined internally open out onto the front deck with steps down into the bedroom.

Furniture: 4' 6" fixed double bed with drawers and open storage below. 1 x full height wardrobe. 1 x full height cupboard with integral drawers. 1 x double over-bed cupboard. Wall mounted shelves.

Heating: 1 x central heating radiator. 1 x electric panel heater.

Lighting: 2 x windows with top openings. 3 x 12v, LED ceiling lights. 2 x 12v, LED reading lights.

Power: 2 x 240v sockets. 2 x 12v sockets.



SHOWER ROOM 6' 8"



The full width shower room has a white suite comprising:

Suite: Fully tiled quadrant shower enclosure with a chrome thermostatic shower and glazed doors. Corner vanity unit with glass counter top wash bowl, monobloc mixer tap and cupboard beneath. Thetford cassette toilet. Full height storage beside the shower.



Heating: 1 x central heating radiator. 1 x chrome towel rail.

Lighting: 2 x windows with top openings and privacy glass. 3 x 12v, LED ceiling lights.



SALOON 15' 8"

Fixed Furniture: Half height Cabinet with cupboard above.

Loose Furniture: 3 seater sofa bed which can be used as a single berth. TV unit. Butterfly dining table with 4 folding chairs. 2 x side tables.

Heating: Vortigern solid fuel stove set on a stone hearth and surround.

Other Features: Wall mounted 32" Smart TV with additional Denon soundbar. Wi-Fi router, Amazon Echo Dot which smart switches to a security camera.



Lighting: 3 x windows with top openings. 1 x set of steel side doors, wood lined internally with glazed inner doors. 8 x 12v, LED ceiling lights. 2 x 12v, colour changing LED light strips under the gunwales.

Power: 4 x 240v sockets. 4 x 12v, sockets. 1 x TV aerial point.





GALLEY 10'

The walk through galley has custom built units with painted solid wood doors. Worktops are granite effect high gloss laminate with ceramic tiled splash-backs.

Base units: 2 x double cupboards. 2 x 3 drawer units. Integral wine rack. Oven housing with cupboards above and below. Fridge housing. Washing machine housing accessed from the saloon. Alde gas fired boiler housing. Rear cupboard housing the electrics.

Wall Units: 1 x glazed double Pinnacle cupboard. 1 x single wall cupboard.

Appliances: Thetford four burner gas hob. Thetford built in gas oven. Inlander, 12v fridge with ice box. Daewoo microwave. Candy washing machines. Inset stainless sink and drainer with chrome monobloc tap.

Heating: 1 x central heating radiator.



Lighting: 2 x windows with top openings. 5 x 12v, LED ceiling lights.

Power: 4 x 240v sockets.



CRUISER DECK & STERN 7' 6"



Steel rear doors, wood panelled internally with sliding roof hatch lead to the cruiser deck and steering position.

The engine is housed under the lift up deck panels. There are steel gas locker/seats to either side of the rear doors.

Controls: The column mounted single lever engine control is on the port side.

Other Features: Taff rail with metal seat and a dodger.



SPECIFICATIONS

BUILDER

Quality steelwork by Staffordshire Narrowboats.
Professional good quality fit-out by Cain Narrowboats

BUILD DETAILS

Built in 2012.
Cruiser stern.
10/6/5/4mm

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length: 57'
Cabin Length 41' 6"
Width: 6' 10"
Interior Headroom: 6' 6"
Well Deck: 4'
Draught: 1' 10"

WINDOWS, DOORS & HATCHES

Port side: 5 x windows with top openings.
Starboard side: 4 x windows with top openings. 1 x set of steel side doors, wood lined internally with glazed inner doors.
Front: Steel 3/4 glazed front doors, wood lined internally.
Rear: Steel rear doors, wood panelled internally with sliding roof hatch.

ENGINE & TRANSMISSION

The boat is powered by 35hp Isuzu diesel engine with PRM 120 D2 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.
The engine powers twin 12v alternators to charge the start battery and the 5 leisure batteries.

WATER

The 300 litre stainless steel water tank is located beneath the well deck. Water pump with pressure switch is located adjacent to the tank. Twin coil calorifier is heated by the 240v immersion heater and/or the engine heat exchanger.

HEATING

Heating is provided by the Vortigern solid fuel stove in the saloon and the Alde gas fired boiler running 4 radiators.

ELECTRICS

240v circuit from landline with RCD.
12v lights throughout protected by fuses.
2 x 12v, 90 amp/hr engine driven alternators.
1 x 12v, 105 amp/hr engine start battery.
5 x 12v, 105/170 amp/hr deep cycle leisure batteries.
2.5kw Sterling Pro Combi S inverter/charger.
Battery management system.
3 x 645W solar panels with an Epever MPPT controller.

GAS

2 x 13kg Propane cylinders housed in the aft locker, provide gas to the oven and hob.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers
1 x Fire Blanket

EXTERIOR FINISH

The boat was repainted in June 2022. The boat was last docked for blacking in March 2021. The hull is protected by 4 anodes and a galvanic isolator.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with a normal cruising inventory including a full set of ropes and fenders. Any additional items not listed must be negotiated separately with the owner.

MOORING INFORMATION

Current moorings available by separate negotiation.

PLEASE NOTE: The information contained in this brochure is based on our own inspection and information provided by the owner and is intended as a sales aid only to assist you to decide whether you would like to move to the next stage and view the boat for yourself. Measurements can only be taken as approximate. Nothing contained herein constitutes a contract or offer. This is not a survey. We always recommend that a full survey is carried out prior to purchase.