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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE

Kings Lock Boatyard
Booth Lane
Middlewich
Cheshire
CW10 0JJ



REF: 120357

£49,995

- Stylish 10/6/4/4mm steelwork with two sets of side doors and a cruiser stern by Premier Bodies Ltd. Front cratch with cover.
- Beta Marine 38hp, diesel engine with PRM 120 D2 hydraulic gearbox.
- Professional fit-out by Dragon Narrowboats LTD in painted ply & oak faced ply panels with solid light oak trims offering comfortable 2 berth accommodation to a reverse layout.
- Spray foam insulation.
- Stainless steel water tank.
- 1.8kw Sterling Power Products pure sine wave inverter.
- Sterling Power Products battery charger.
- 3.5kw Dometic Travel Power generator.
- 2 x 305w solar panels with Victron Energy MPPT Smart Solar Controller



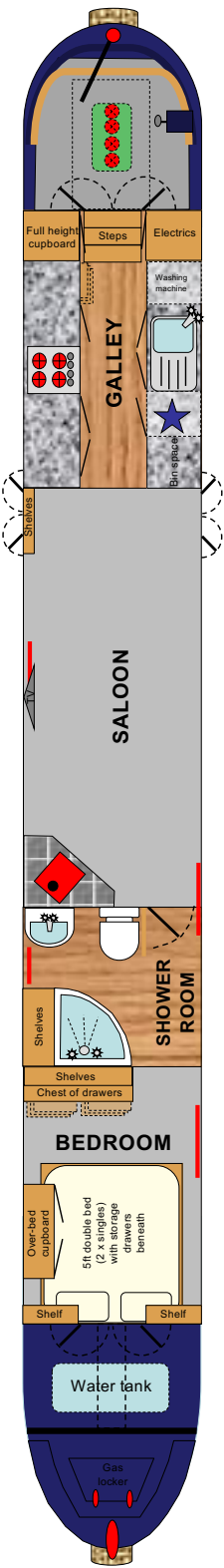
BROKER'S SUMMARY

60ft Cruiser stern narrow boat. Stylish 10/6/4/4mm steelwork with two sets of side doors and a cruiser stern by Premier Bodies Ltd. Front cratch with cover. Contemporary professional fit-out by Dragon Narrowboats LTD in light oak faced ply & painted ply panels with solid light oak trims offering 2 berth accommodation to a reverse layout. Powered by a Beta Marine 38hp, 4 cylinder marine diesel engine with PRM 120 D2 hydraulic gearbox.

Andrea Rose is a two-owner narrowboat from Dragon Narrowboats boat builders that offers 2 berth accommodation that could easily be extended to four berths with the addition of a sofa bed in the saloon. She would be equally suited for live-aboard or holiday use. The exterior would benefit from some TLC but she was last out of the water for blacking in 2021. Viewing recommended. Mooring available by separate negotiation

BSSC to February 2026.

LAYOUT DIAGRAM
(not to scale)





FROM THE BOW

From the bow which holds the gas locker, there is a 5' self draining well deck. There is a cratch frame with windows to the front and a vinyl cover. The stainless steel water tank is located beneath the well deck with a surface mounted filler.

GENERIC FIXTURES AND FITTINGS

The ceilings and cabin sides are lined with painted plywood panels trimmed with solid light oak. The hull sides are lined with light oak faced plywood trimmed with solid light oak. All interior wood has been varnished to a gloss finish. There are curtains or blinds to all windows. Flooring is carpet to the bedroom and saloon and wood effect vinyl to the rest.

BEDROOM 12' 4"

Hardwood ½ glazed front doors open out onto the front deck.

Furniture: 5ft freestanding double bed with storage below. 1 x triple over-bed cupboard. 2 x wall mounted shelves. Free standing chest of drawers



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SHOWER ROOM 6' 3"

The full width shower room has a white suite comprising:

Suite: Quadrant shower cubicle with a chrome thermostatic shower and shower curtain. Vanity unit with inset wash basin, chrome mixer tap and cupboard beneath. Thetford cassette toilet with 2 spare cassettes. Wall mounted bathroom cabinets. Full height storage shelves.



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

Lighting: 2 x fixed portholes with privacy glass. 1 x 12v, LED ceiling light.



SALOON 14'

Spacious open plan saloon with plenty of space for your own furniture

Fixed Furniture: Under gunwale shelves.

Heating: Morso Squirrel solid fuel stove set on a tiled hearth and surround. 1 x central heating radiator.



Other Features: 32" wall mounted Samsung, flat screen TV. Sony CD/radio player.

Lighting: 2 x windows, one with top hopper opening and one with slide opening. 2 x sets of steel side doors, wood lined internally. 2 x 12v, LED ceiling lights. 1 x 12v, LED wall light.

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





GALLEY 10' 7"

The walk through galley has solid oak cabinets and doors. Worktops are granite effect laminate.

Base units: 2 x double cupboards. 1 x single cupboard. 1 x 3 drawer unit. 1 x full height cupboard. Washing machine housing. Fridge housing. Cooker space. Bin space. Rear cupboard housing the electrics.

Appliances: Curry's slot in gas cooker with separate oven and grill. Shoreline, 12v fridge with separate ice compartment. Whirlpool washing machine. Inset stainless sink and drainer with chrome monobloc tap.

Lighting: 2 x windows, one with top hopper opening and one with slide opening. 6 x 12v, LED ceiling lights.

Power: 4 x 240v sockets. 1 x 12v socket.



CRUISER DECK & STERN 7' 10"



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.

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

Other Features: Steel and wood Taff rail.



SPECIFICATIONS

BUILDER

Quality steelwork with cruiser stern by Premier Bodies Ltd.
Professional fit-out in painted & light oak faced plywood by Dragon Narrowboats LTD.

BUILD DETAILS

Built in 2005
Cruiser stern.
10/6/4/4mm

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	60'	
Cabin Length:	44'	
Width:	6'	10"
Interior Headroom:	6'	3"
Well Deck:	5'	
Draught	2'	1"

WINDOWS, DOORS & HATCHES

Port side: 3 x windows with top hopper & slide openings.
1 x fixed porthole with privacy glass. 1 x set of steel side doors, wood lined internally.

Starboard side: 3 x windows with top hopper & slide openings.
1 x fixed porthole with privacy glass. 1 x set of steel side doors, wood lined internally.

Front: Hardwood ½ glazed front doors.

Rear: Steel rear doors, wood panelled internally with sliding roof hatch.

ENGINE & TRANSMISSION

The boat is powered by a Beta Marine 38hp, 4 cylinder, marine diesel engine coupled to a PRM 120 D2 hydraulic gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.

The engine powers a 12v alternator to charge the start battery and the 4 leisure batteries.

WATER

The 500 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 Mikuni diesel fired boiler and/or the engine heat exchanger.

HEATING

Heating is provided by the solid fuel stove in the saloon and the Mikuni diesel fired boiler running 5 radiators.

ELECTRICS

240v circuit from landline with RCD.
12v lights throughout protected by fuses.
1 x 12v, 65amp/hr engine driven alternator.
1 x 12v, engine start battery.
4 x 12v, 95 amp/hr deep cycle leisure batteries.
1.8kw Sterling Power Products pure sine wave inverter.
Sterling Power Products battery charger.
Dometic Travel Power 3.5kw generator.
2 x 305w solar panels with Victron Energy MPPT Smart Solar Controller.

GAS

2 x 13kg Propane cylinder housed in the bow locker, provides gas to the cooker.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers
2 x Fire Blankets

EXTERIOR FINISH

The exterior would benefit from some TLC. The boat was last docked for blacking in April 2021. The hull is protected by 6 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.

RCD DOCUMENTATION

The boat has some RCD paperwork present, and the WIN is GB-RYA00470B505

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.