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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: 120364**

**£59,995**

- Quality 10/6/5/4 mm steelwork by CNM Boatbuilders with side doors and a semi-trad stern. Cratch and cover to the bow and a Pram cover to semi-trad deck.
- Beta Marine Greenline 43hp, diesel engine coupled to a PRM 150 gearbox. Vetus 55kgf bow-thruster.
- Stylish modern fit-out by Northwich Boat Company in oak faced ply offering flexible 4 berth accommodation.
- Stainless steel water tank.
- Spray foam insulation.
- 1800w Power Master pure sinewave inverter.
- New Victron battery charger.
- S/F stove & diesel fired central heating.
- 42" LG flat screen TV with sound bar.



## **BROKER'S SUMMARY**

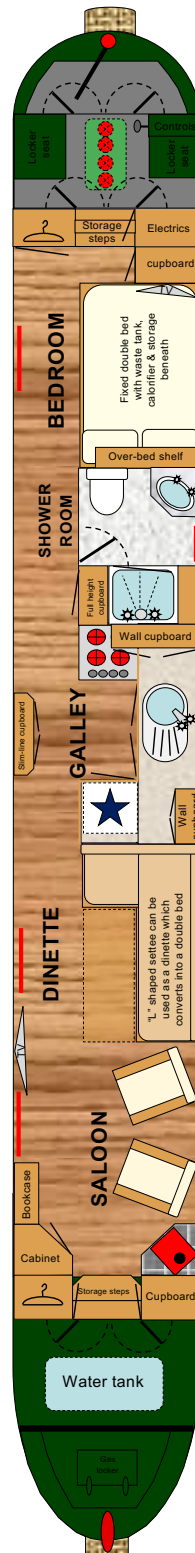
**57ft Semi-Trad stern narrow boat.** Stylish 10/6/5/4/mm steelwork by CNM Boat builders with side doors and a semi-trad stern. Cratch and cover to the bow and a Pram cover to semi-trad deck. Stylish modern fit-out by Northwich Boat Company in oak faced ply offering flexible 4 berth accommodation. Powered by a Beta Marine Greenline 43hp, 4 cylinder marine diesel engine coupled to a PRM 150 gearbox. Vetus 55kgf bow-thruster.

Waterside was built by the well-regarded Northwich Boat Company in 2007. She is a one owner boat and has been well looked after with regular engine services. She was blacked in May 2022. Waterside has been fitted to a high specification and offers flexible 4 berth accommodation, equally suited to holiday or live-aboard use. Viewing is highly recommended.

BSSC to September 2027.

# LAYOUT DIAGRAM

(not to scale)





## FROM THE BOW

From the bow which holds the gas locker, there is a 4' self draining well deck. There is a wooden cratch frame with windows to the front and a vinyl cover with clear panels. 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 oak faced plywood panels trimmed with solid oak. All interior wood has been varnished. There are blinds to all windows. Flooring throughout is 18mm solid oak planking.

### SALOON 11' 3"

Steel, ½ glazed front doors, wood lined internally open out onto the front deck with a storage steps down into the saloon.

**Fixed Furniture:** 1 x full height cupboard. 1 x full height wardrobe. 1 x half height corner cabinet. 1 x under gunwale bookcase.

**Loose Furniture:** 2 x Bentwood style easy chairs.

**Heating:** Aarrowe Acorn stove set on a tiled hearth and surround. 1 x central heating radiator.

**Other Features:** 42" LG TV with sound bar.



**Lighting:** 2 x windows with top hopper opening vents. 2 x 12v, LED ceiling lights. 2 x 12v, LED wall lights.

**Power:** 4 x 240v sockets. 2 x TV aerial points.





## DINETTE 6' 4"

**Fixed Furniture:** Comfortably angled "L" shaped fixed settee which can be used as a dinette and has storage space in the base. The dinette converts into a double berth.

**Loose Furniture:** Oak table top with folding legs.

**Heating:** 1 x central heating radiator.



**Lighting:** 2 x windows with top hopper opening vents. 1 x 12v, LED ceiling light.

## GALLEY 7' 4"



The "U" shaped galley has custom built units in solid oak. Worktops are laminate edged in oak with ceramic tiled splash-backs.

**Base units:** 1 x double cupboard that extends into the corner with drawer above. Cooker space. Fridge housing. 1 x slim-line double cupboard.

**Wall Units:** 1 x glazed double wall cupboard. 1 x double wall cupboard.

**Appliances:** Stoves DIT 500 slot in gas cooker with separate oven and grill and a glazed lid/splash-back. Spinflo inset four burner gas hob with glazed lid/splash-back. 12v, LEC fridge with freezer compartment. Stainless steel inset sink and drainer with chrome monobloc tap.



**Lighting:** 1 x window with top hopper opening vent. 1 x set of steel side doors, wood lined internally. 2 x 12v, LED ceiling lights.

**Power:** 4 x 240v sockets.





## SHOWER ROOM 6' x 4'

The cabin shower a white suite comprising:

**Suite:** Shower enclosure with a mixer shower and a glazed door. Corner vanity unit with inset wash basin, chrome taps and a cupboard beneath. SaniMarin macerating pump-out toilet.

**Other Features:** Full height cupboard accessed from the corridor.

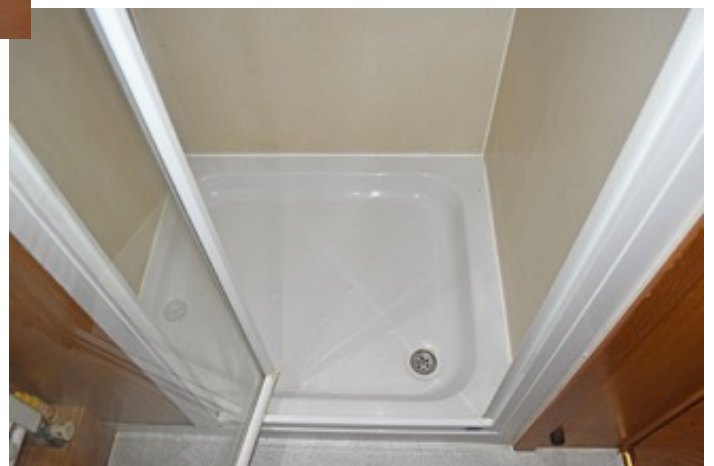
**Lighting:** 1 x porthole with top hopper opening vent and privacy glass. 3 x 12v, LED ceiling lights.

**Heating:** 1 x towel rail.

**Power:** 1 x shaver point.



**Corridor Lighting:** 1 x porthole with top hopper opening vent. 1 x 12v, LED ceiling light.



## BEDROOM 10' 10"



**Furniture:** 4' 6" fixed double bed with waste tank, calorifier and storage drawers below. 1 x full height wardrobe. 1 x full height cupboard. 1 x over-bed shelf. 1 x electrics cupboard. Rear storage step.

**Other Features:** 28" LG flat screen TV

**Heating:** 1 x central heating radiator.

**Lighting:** 2 x portholes with top hopper opening vents. 2 x 12v, LED ceiling lights. 2 x 12v, LED reading lights.

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





## SEMI-TRAD DECK 4' 2" & STERN 3' 4"



Steel rear doors, wood lined internally lead from the bedroom to the semi-trad deck where the engine is housed under the lift up floor panels. There are steel locker/seats to either side of the semi-trad deck. Steel stern doors, wood lined internally lead to the rear deck and steering position.

**Other Features:** Pram cover.

**Controls:** The single lever engine control is on the port side just inside the stern doors.



## SPECIFICATIONS

### **BUILDER**

Quality steelwork with a semi-trad stern by CNM Boatbuilders. Stylish oak fit-out by Northwich Boat Company.

### **BUILD DETAILS**

Built in 2007  
Semi-trad stern.  
10/6/5/4/mm

### **INSULATION**

Spray foam insulation behind the cabin linings.

### **BALLAST**

Concrete blocks beneath the floorboards.

### **DIMENSIONS**

Overall Length:	57'
Cabin Length:	41' 10"
Width:	6' 10"
Interior Headroom:	6' 8"
Well Deck:	4'
Draught	2'

### **WINDOWS, DOORS & HATCHES**

**Port side:** 3 x windows with top hopper opening vents. 2 x portholes with top hopper opening vents.

**Starboard side:** 2 x windows with top hopper opening vents. 2 x portholes with top hopper opening vents. 1 x set of steel side doors, wood lined internally.

**Front:** Steel, ½ glazed front doors, wood lined internally.

**Rear:** Steel rear doors, wood lined internally with sliding roof hatch. Steel stern doors, wood lined internally.

### **ENGINE & TRANSMISSION**

The boat is powered by a Beta Marine Greenline 43hp, 4 cylinder, marine diesel engine coupled to a PRM 150 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 twin 12v alternators to charge the start battery and the 4 leisure batteries.

### **BOW-THRUSTER**

Vetus 55kgf bow-thruster with controls at the stern.

### **WATER**

The 455 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 Eberspacher diesel fired boiler, 240v immersion heater and/or the engine heat exchanger.

### **HEATING**

Heating is provided by the Aarrowe solid fuel stove and the Eberspacher diesel fired boiler running 4 radiators.

### **ELECTRICS**

240v circuit from landline with RCD.  
12v lights throughout protected by fuses.  
2 x 12v, 150/45 amp/hr engine driven alternators.  
1 x 12v, 110 amp/hr engine start battery.  
4 x 12v, 110 amp/hr deep cycle leisure batteries.  
1800w Power Master pure sinewave inverter.  
New Victron battery charger.

### **GAS**

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

### **FIRE SAFETY**

3 x 1kg Dry Powder extinguishers  
1 x Fire Blanket  
2 x Carbon Monoxide Detectors.  
1 x Smoke Alarm.

### **EXTERIOR FINISH**

The boat was professionally painted when built. The boat was last docked for blacking in May 2022. 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 are not available.

**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.

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