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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: 120439

£27,000

- Quality steelwork with a trad stern by Ward Lancaster. Cratch and cover to the bow.
- Beta Marine 50hp. diesel engine with PRM 150 hydraulic gearbox.
- Good quality interior fit by the builder that has been added to by subsequent owners, in painted T&G. 2 berth accommodation to a traditional lay out.
- Stainless steel water tank.
- 2500W Sunshine pure sinewave inverter
- 3 x roof mounted solar panels providing 500W.
- S/F stove and diesel central heating.

*Boat Finder Brokerage Services is a trading name of Boatfinder Brokerage Services Ltd. Reg'd No. 4923033
Reg'd Address: Kings Lock Boatyard, Booth Lane, Middlewich, Cheshire CW10 0JJ*

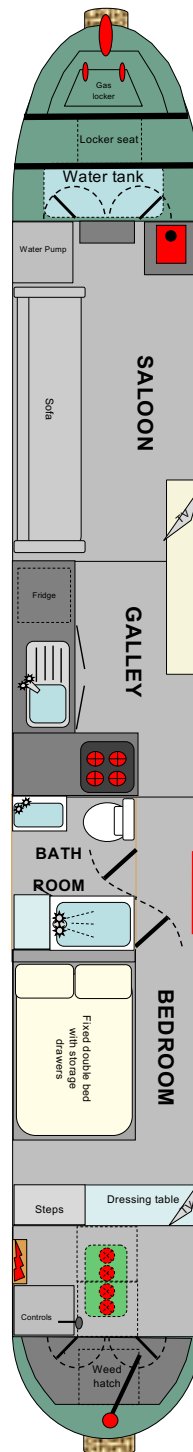


BROKER'S SUMMARY

Floozie is a handsome 48ft, narrowboat, built by Ward Lancaster in 1984 that has benefitted from a series of upgrades by previous owners, including replacement UPVC windows, new Webasto boiler, cooker, sofa and carpets. A new Beta marine engine was installed in 2022. The BSSC expires in May 2030. She was last blacked in 2021. She would make a versatile starter boat for cruising holidays, or as a compact live-aboard and is ready to cruise away. Viewing recommended.

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 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 and are in painted T&G with painted solid wood trims. The hull sides have carpet lining. There are blinds to all windows. The floor is laid with new carpet throughout.



SALOON 9' 6"

A 2/3 glazed uPVC front door, opens out onto the front deck with a step down into the cosy forward saloon.

Loose Furniture: Free standing 3 seat sofa, chest of drawers.

Other Features: 24" 12V TV with built in DVD player.

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

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

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



GALLEY 6' 5"

Walk through galley with a range of cupboards with painted cabinets and doors, granite effect laminate worktops.

Base units: 3 x single drawers. 1 x single cupboard. Oven housing. Fridge housing.

Appliances: Inset stainless-steel sink with integral drainer. New slot in Hostess gas oven, grill and hob. 12v Inlander fridge with separate freezer compartment.

Lighting: 2 x windows with top hinged openings. 1 x 12v, ceiling light.

Power: 2 x 240v sockets.



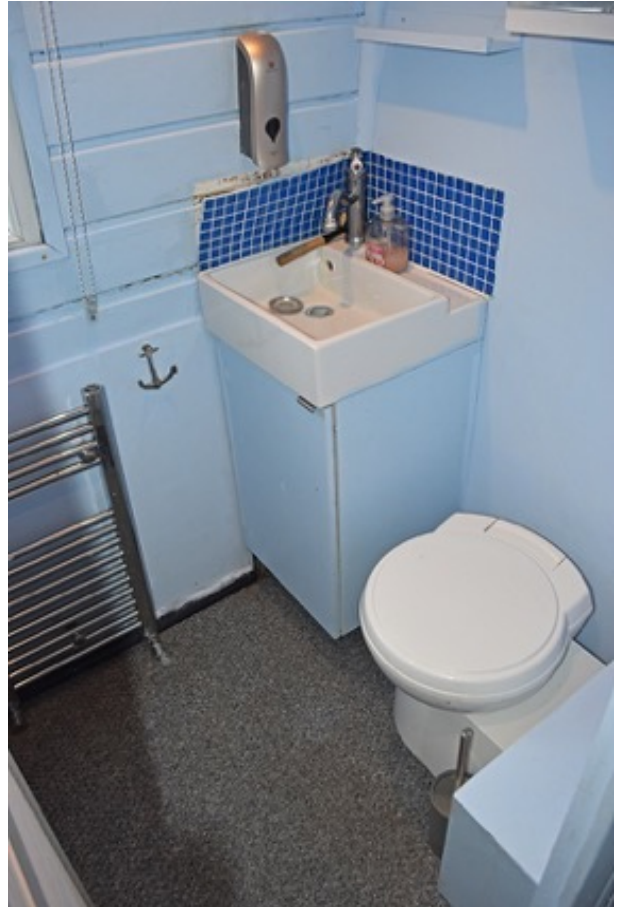
BATHROOM 5' 11" x 4'



The cabin bathroom has a white suite comprising:

Suite: with a thermostatic mixer shower with shower curtain, vanity unit with inset washbasin and storage below, cassette toilet with spare cassette

Lighting: 1 x window with top hinged opening and privacy glass. 2 x 12v, ceiling lights.



Corridor Heating: 1 x heated towel rail.

Corridor Lighting: 1 x top hinged opening window

BEDROOM 11' 3"



Spacious rear cabin bedroom with a 4ft fixed double bed with open storage below and shelves above. Dressing table area and wall mounted 24inch TV.

Furniture: Fixed 4' double bed with storage below.

Heating: 1 x central heating radiator.

Lighting: 4 x windows with top hinged openings. 2 x 12v, ceiling lights. 1 x 12v, reading light.

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



REAR TRAD AREA 5' & STERN 3' 8"



Aft of the bedroom is the rear trad area where the engine is housed under the lift up floor panels. All the electrical hardware for the running of the boat is also housed here.

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

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



SPECIFICATIONS

BUILDER

Quality steelwork and fit-out in painted T&G and painted solid wood trims with a trad stern by Ward Lancaster.

BUILD DETAILS

Built in 1984
Trad stern.
10/6/4mm.

INSULATION

Polystyrene insulation behind the cabin linings.

BALLAST

Concrete blocks beneath the floorboards.

DIMENSIONS

Overall Length:	48'	
Cabin Length:	30'	11"
Width:	6'	10"
Interior Headroom:	6'	4"
Well Deck:	4'	
Draught	Not Stated	

WINDOWS, DOORS & HATCHES

Port side: 5 x windows with top hinged openings. 1 x fixed porthole.

Starboard side: 5 x windows top hinged openings. 1 x fixed porthole.

Front: UPVC ½ glazed front door.

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

ENGINE & TRANSMISSION

The boat is powered by a Beta Marine 50hp engine with a PRM 150 D2 hydraulic gearbox, new in 2022 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 stainless-steel water tank is located beneath the well deck. Water pump with pressure switch is located adjacent to the tank. Water is heated by the Webasto boiler.

HEATING

Heating is provided by the solid fuel stove in the saloon and the Webasto boiler running 4 radiators and a heated towel rail.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

1 x 12v, engine driven alternator.

1 x 12v, engine start battery.

4 x 12v, 100 amp/hr deep cycle leisure batteries.

Sunshine 2500w pure sinewave inverter

Victron Energy Phoenix Smart Charger 12v 50a

3 x solar panels, 500w total

Epever MPPT Solar Charge Controller

GAS

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

FIRE SAFETY

3 x Dry Powder extinguishers.

1 x Fire Blanket.

1 x Smoke Alarms.

2 x Carbon Monoxide Detectors.

EXTERIOR FINISH

The boat was last docked for blacking in October 2021. The hull is protected by 4 anodes.

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

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.

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