



Mouse House

56ft x 10ft Widebeam
5/7 berth, conventional layout.
BMC engine.

£55,000

Mouse House is a 56ft x 10ft bespoke Widebeam. Built in 1996 by Littleborough Boats. BMC 50hp engine.

Mouse House is moored offsite and viewing is by appointment only. Please contact us to arrange a viewing.

Layout: Bedroom, bathroom, saloon, galley, doors to foredeck.

Bedroom: Double bed, single bed above, cupboards, shelves, carpet, curtains.

Bathroom: Thetford cassette toilet, wash basin with Seattle vanity unit, shower cubicle with Triton LP thermostatic mixer shower, cupboards, shelves, blinds.

Saloon: Sofa bed, Aarow EV18/F wood burner with back boiler, cupboards, mirror, shelves, curtains, carpet.

Galley: Breakfast bar, Stoves 500SI Gas cooker, hob, Proline fridge, deep freezer, Indesit washer/dryer, microwave, cupboards, drawers, sink & drainer.

Complete fit out hand crafted by the original designer/owner

Specification: Mouse House

Steel Specifications: 10mm/6mm/4mm/4mm

Dimensions: Length 56' / Beam 10' / Draft 2'4"

Hull Builder: Littleborough Boats

Fit-out: Owner

Engine: BMC 50hp (Replacement reconditioned installed 2014)

Hours: Unknown

Gear Box: Newage PRM 160 D2

Batteries: 1 starter, 6 domestic

Water Tank: 700 litres

Diesel Tank: 500 litres

Heating: Aarow stove with back boiler

Water Heating: Stove, 2kw immersion heater, calorifier off engine

Electrics: Victron Phoenix Multiplus VE 3kw inverter, 2.5kw isolating transformer

Blacking: June 2011

Anodes: June 2011

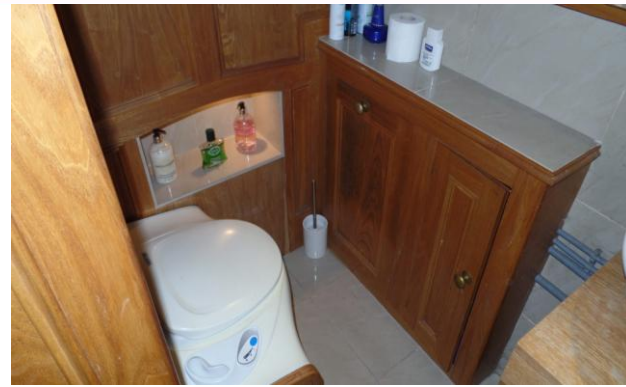
Engine Service: November 2017

Boat Safety Certificate: 4th January 2022

Insulation: Spray foam

Items included in the sale not previously stated:

Kettle, 24" LCD tv, table, 2 chairs, bar stools, foot stool, waste bin, fire companion set, copper coal bucket



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