

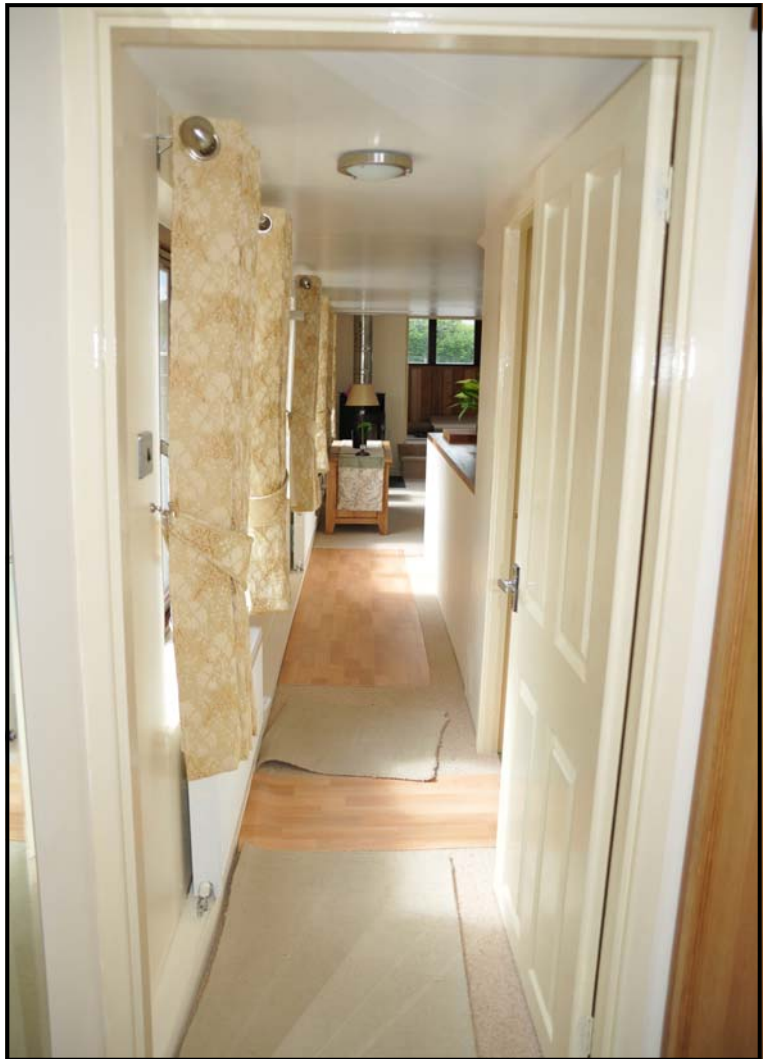
The Eco Butty



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**Fettlers Wharf Marina
20 Station Road
Rufford, Ormskirk
L40 1TB. Tel 01704 821197**









Specification unfurnished

Hull	Steel Base -10mm plate blacked with Hemples Hempurder Paint, anodes and fenders
Structure	SIPS Panels - Structural insulated panels to floor, walls and ceiling, all 9 inches thick, 20 years guarantee, providing Eco Level 3
Roof	SIPS Panel topped with Bowder Roof 20 years Guarantee, providing Eco Level 3
Windows	Hardwood Triple Glazed Argon Filled K Glass, providing Eco Level 3
Doors	Hardwood Triple Lever Security Locking System
Externally	Cladded with Western Red Cedar 20 years guarantee
Heating & Water	Rias Avant wood burning Stove (small version required) and Combi Boiler for Water and Radiators
Electrics	Mains Electric, providing all sockets, TV and lighting. Combi Boiler
Kitchen	Howden's Bespoke Kitchen Work top, tiled and units
Bathroom	Three piece suite comprising white panelled bath with power shower over, sink and toilet
Garden	Private area provided next to mooring

Specification Furnished including all of above

Carpets, curtains and blinds.

Solid Oak Bed, wardrobes, bedside cabinets and draws

Solid Oak Tables & Four Chairs

Three Seater Settee

Solid Oak Television Stand

Hotpoint Washing Machine, Dryer, Fridge and Freezer. Microwave and Gas cooker